



## Windermere

£415,000

Flat 2 The Royal , Church Street, Bowness-on-Windermere, LA23 3GN

Superbly located in the centre of Bowness village with lovely glimpses over the rooftops to Lake Windermere and the surrounding fells. A modern 2 bedroomed apartment with secure off road parking and lift access to the apartment on the first floor. Local occupancy conditions apply.

### Quick Overview

- 2 Bedroomed modern apartment
- 1 Reception room and 2 bathrooms (1 ensuite)
- Central village location
- Lift access
- Glimpses of Lake Windermere and surrounding fells
- Shops, bars and restaurants on your doorstep
- In good decorative order
- Local occupancy conditions apply
- Secure off road parking
- \*FTTC Superfast broadband available up to 79-80 Mbps



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B



Superfast  
Fibre  
Broadband



Secure Off Road  
Parking

Property Reference: W6167



Open Plan Living Room & Kitchen



Open Plan Living Room & Kitchen



Kitchen Area



Bedroom 1

**Location:** You couldn't be much more central, The Royal is a unique development of quality apartments located just ahead of the mini roundabout in the centre of Bowness. For the secure underground parking, from Crag Brow turn right at the mini roundabout then bearing first left, the car park can be found first left again.

**Property Overview:** A neatly presented apartment set in the heart of Bowness Village with 2 bedrooms (1 with built in wardrobes and 1 en-suite shower room), bathroom and large open plan modern living space with a balcony showing views to the village and the Lakeland fells beyond. The kitchen comprises of modern wall and base units, built in fridge and freezer, Bosch microwave, NEFF oven, electric hob with extractor over, plus NEFF dishwasher.

The apartment has well maintained communal areas and CCTV security systems on all entrances, welcoming you into the development with lift to private vestibule to flat, stair access to the apartment and down to the underground, secure, private parking area with 1 allocated parking space. An ideal apartment for those looking for a main residence or long term letting.

A local occupancy condition applies to the property meaning occupation can only be by people as follows: Persons employed or about to be employed or last employed in the administrative District of South Lakeland or a person who has for the period of three years immediately preceding his occupation had his only or principal residence in the administrative District of South Lakeland.

**Accommodation:** (with approximate measurements)

**Open Plan Living Room & Kitchen** 25' 1" overall x 25' 0" overall (7.65m x 7.62m)

**Balcony** 9' 4" x 5' 9" (2.84m x 1.75m)

**Bedroom 1** 13' 8" x 11' 8" into bay (4.17m x 3.56m)

**Ensuite Shower Room**

**Bedroom 2** 13' 0" x 9' 10" (3.96m x 3m)

**Bathroom**

### Property Information:

**Services:** Mains gas, electricity, water and drainage. Gas central heating to radiators and double glazed windows.

**Tenure:** Leasehold. On a 999 year lease from 2011 subject to the annual service charge of £3,000.00 per annum for 2024.

**Council Tax:** Westmorland and Furness Council - Band C.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:** ///prompting.waltz.camera

**Notes:** \*Checked on <https://www.openreach.com/> 25th October 2024 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bathroom



Balcony



View

# Apartment 2, The Royal, Church Street, LA23

Approximate Area = 999 sq ft / 92.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hackney & Leigh. REF: 1206051

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