



## Bowness-on-Windermere

£325,000

12A Quarry Rigg, Bowness-on-Windermere, LA23 3DT

A spacious 3 bedroomed first floor apartment with good sized living-dining area, balcony terrace, plus the added benefit of off road parking and single garage. Conveniently situated close to the village amenities and within a few minutes walk of the shores of Lake Windermere. This apartment would make an ideal permanent home, 2nd home or holiday let.

### Quick Overview

- 3 Bedroomed first floor apartment
- 1 Reception room & 2 bath/shower rooms
- Convenient location
- Private balcony
- No chain
- Close to amenities and transport
- In good decorative order
- Ideal for a holiday bolt hole, holiday let or permanent residence
- Garage & private parking & extra communal parking
- \*FTTC Superfast broadband available up to 44-73 Mbps



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Superfast  
Fibre  
Broadband



Garage & Private  
Parking

Property Reference: W6169



Living Room



Living Room



Living Room



Kitchen

**Location:** The Quarry Rigg development is situated in the centre of Bowness village being convenient for all the shops, restaurants, bars and amenities. From Windermere proceed on New Road continuing onto Lake Road into Bowness. Bear right onto Longlands Road immediately before the cinema, follow the road around to the left onto the Quarry Rigg development and on entering the development, bear right down the hill. No.12a can be found towards the bottom on the right.

**Property Overview:** A first floor, 3 bedroomed apartment tucked away from the hustle and bustle but set in a central location and within immediate walking distance of all the amenities Bowness has to offer.

As you enter the apartment you find yourself in the kitchen, which includes wall and base units, Stoves oven and electric hob, space for fridge freezer and washing machine/tumble dryer. There are an additional 2 storage cupboards which one housing the hot water cylinder, plus access to the shower room and the separate bathroom.

The spacious living room has access to the outside balcony and to the 3 bedrooms all including built in wardrobes. This apartment would be a perfect main residence, second home or holiday let.

**Accommodation: (with approximate measurements)**

**Communal stairs to first floor**

**Entrance**

**Kitchen** 15' 6" max x 8' 11" ave (4.72m x 2.72m)

**'L' Shaped Living Room** 18' 5" x 9' 7" (5.61m x 2.92m) plus 9' 4" x 9'

**Bedroom 1** 13' 2" x 9' 1" (4.01m x 2.77m)

**Bedroom 2** 10' x 9' 2" (3.05m x 2.79m)

**Bedroom 3** 8' 11" x 8' 10" (2.72m x 2.69m)

**Bathroom**



## Shower Room

**Garage** 18' 3" x 8' 11" (5.56m x 2.72m)

## Property Information:

**Services:** Mains electricity, water and drainage.

**Tenure:** Long leasehold for the residue of a 999 year lease from 1995. For 2024 the annual service charge is £2,171. There is also a fixed ground rent of £26 per year.

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

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

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

**What3Words:** ///historic.hardening.anthems

**Notes:** \*Checked on <https://www.openreach.com/> 8th November 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 1



Bedroom 2



Bedroom 3



Balcony

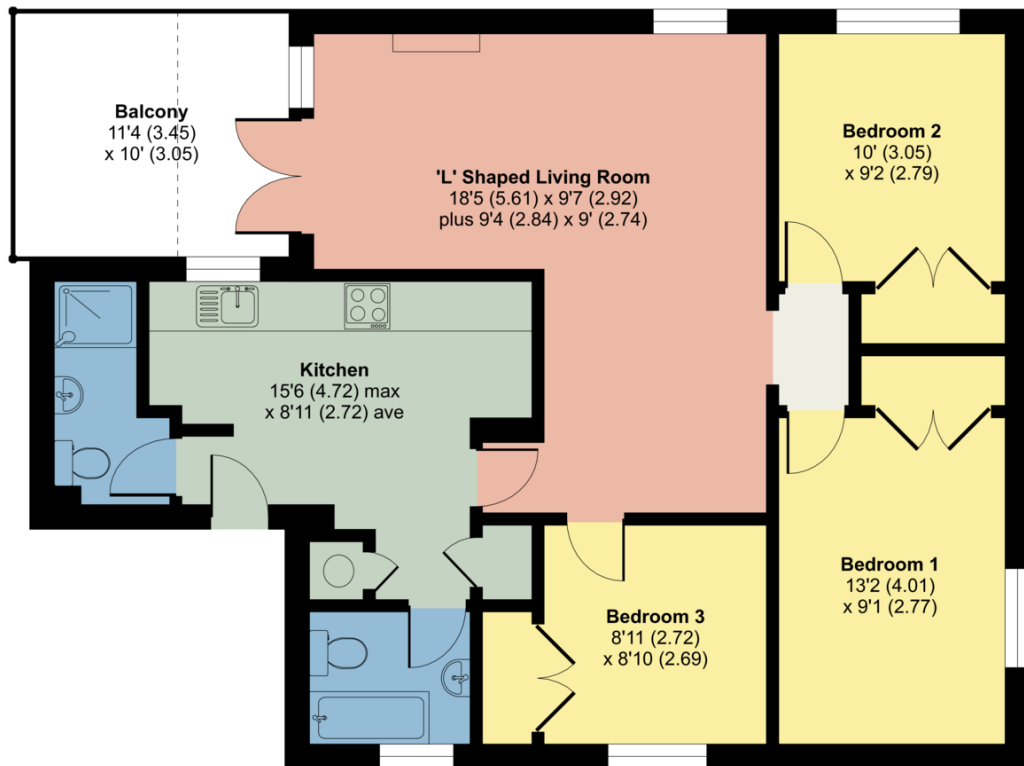
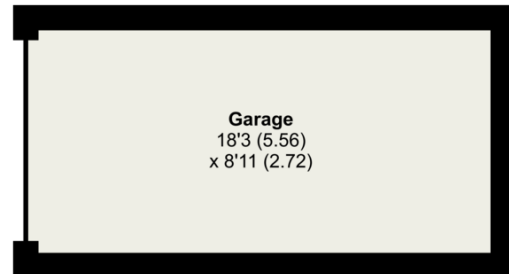
# 12A Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 897 sq ft / 83.3 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1061 sq ft / 98.6 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1208278

A thought from the owners...

*"Although the apartment is located in the centre of the tourist hot spot of Bowness-on-Windermere, you can get away from the crowds within a few minutes' walk from the front door, where there are peaceful footpaths with superb views over the lake and to the Lakeland Fells."*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 12/11/2024.

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