



Windermere

£225,000

Red Bank, 7b College Road, Windermere, Cumbria, LA23 1BU

Discover a hidden gem in the heart of Windermere village! A quirky one bedroomed underground apartment perfectly positioned for those who wish to immerse themselves in a private yet convenient retreat, this property is a rare find.

Quick Overview

An interesting lower ground floor apartment

Close to amenities

1 Bedroomed

1 Reception room and 1 bathroom

No chain

Peaceful location

In good decorative order

Perfect as a second home or holiday let

On road parking

*Superfast fibre broadband available



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Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6174



Entrance



Living Room



Living Room



Kitchen

Location: Perfectly positioned for the village amenities. From Main Road proceed on the one way system passing WH Smiths and bear left onto College Road and Red Bank is a short way down on the left, directly opposite Applegarth Villa.

Property Overview: Step inside to a cosy living space that exudes character and warmth creating a welcoming atmosphere. The living area seamlessly flows into a compact yet functional kitchen, equipped with modern appliances, single oven and electric hobs with extractor over plus ample storage. The bedroom is a tranquil haven, offering a peaceful escape with its snug proportions and thoughtful design, it provides the perfect setting for restful nights. The adjacent bathroom finishes the apartment off nicely equipped with a base unit, WC, wash basin and shower.

Located in the centre of the village, this property places you within walking distance of local shops, cafes, and restaurants. Enjoy leisurely strolls to the picturesque Lake Windermere or explore the surrounding fells and countryside. Whether you're seeking a unique home, a weekend retreat, or an investment opportunity, this lower ground floor apartment in Windermere village is an ideal choice.

Accommodation: (with approximate measurements)

Living Room 17' 10" max x 12' 8" (5.44m x 3.86m)

Kitchen 9' 7" x 6' 8" ave (2.92m x 2.03m)

Bedroom 13' 3" ave x 10' 3" ave (4.04m x 3.12m)

Bathroom

Property Information:

Services: Mains electricity, water and drainage connected.

Tenure: We understand that the flat is leasehold for the term of a 999 years from 1987. With no monthly service charge or ground rent payable.

Business Rates: Rateable value of £ £2,025 with the amount payable of £992.25 for 2023 to present. Small business relief may apply.

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: ///tabs.critic.glades

Notes: *Checked on <https://www.openreach.com/> 20th 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).



Kitchen



Bedroom



Bedroom

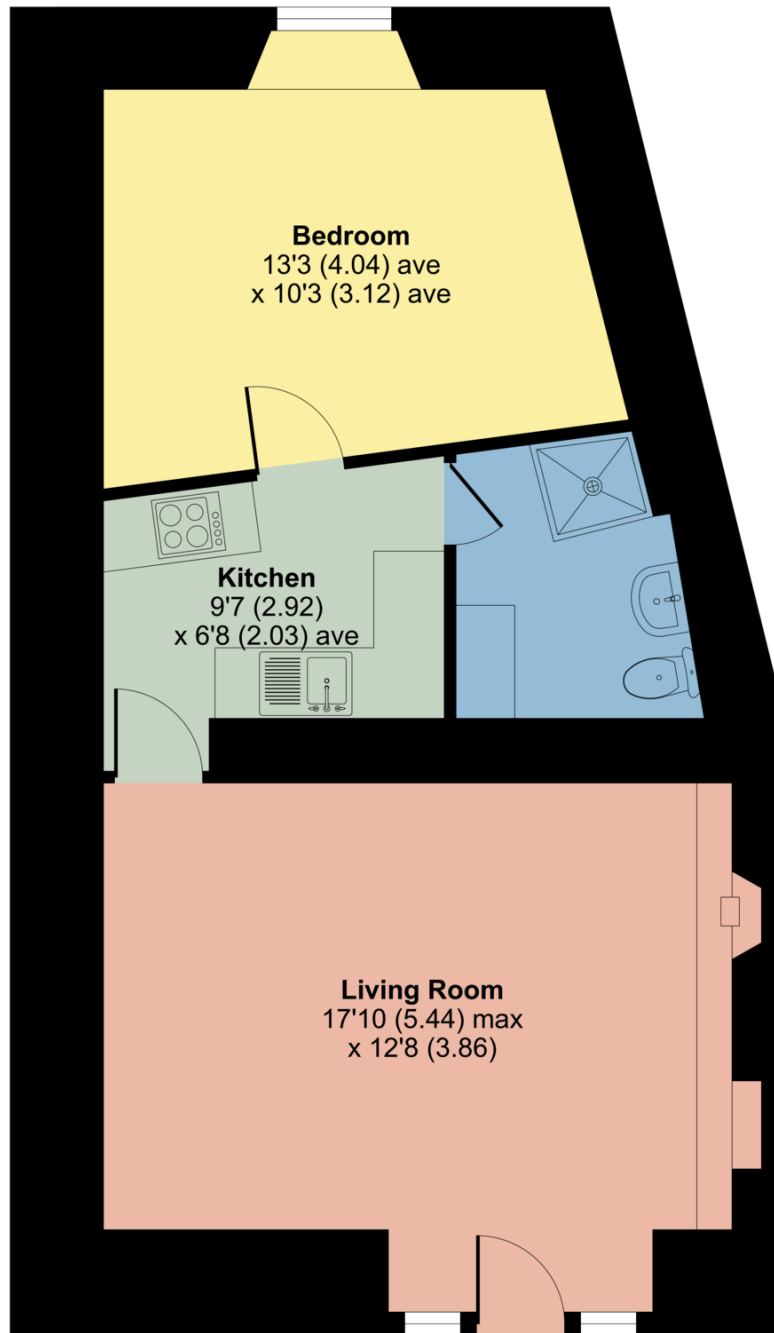


Shower Room

7B College Road, Windermere, LA23

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



LOWER GROUND 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: 1214638

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