



Lake Road

£229,500

7 Beresford Court, Lake Road, Bowness-on-Windermere, Cumbria, LA23 2JL

A spacious first floor 2 bed roomed apartment with small covered balcony. Under built double length garage, parking and shared gardens. A perfect low maintenance apartment but still with the benefit of parking, garage and garden! Fitted with gas fired central heating and uPVC double glazed windows. The attractive landscaped communal gardens to the rear the property would make an ideal lock-up and leave, permanent home or residential investment. Please note that holiday letting is not permitted within the development.

Quick Overview

- 2 bed roomed apartment
- 1 reception room and 1 bathroom
- Convenient location
- Communal garden
- No chain
- Close to amenities, transport and schools
- In good decorative order
- Ideal permanent residence, 2nd home or investment
- Garage and parking
- *Superfast fibre broadband available



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Superfast
Fibre
Broadband



Garage and
Parking

Property Reference: W6164



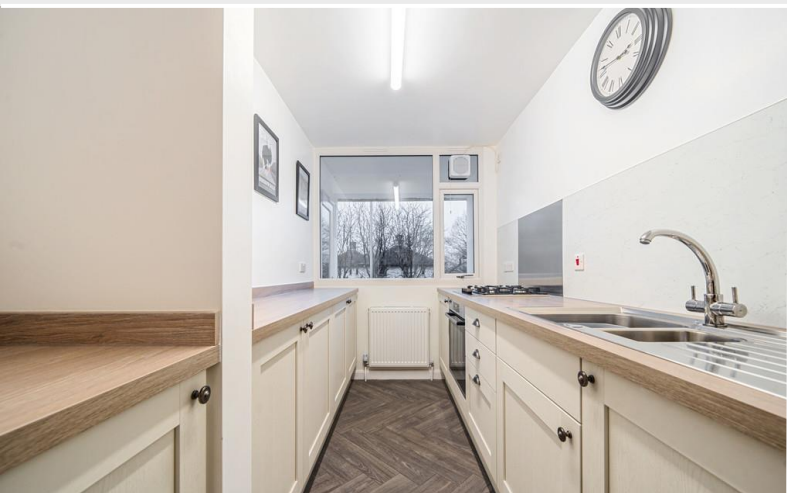
Living Room



Living Room



Kitchen



Kitchen

Description: A spacious first floor 2 bedroomed apartment with small covered balcony. Under built double length garage, parking and shared gardens. A perfect low maintenance apartment but still with the benefit of parking, garage and garden! Fitted with gas fired central heating and uPVC double glazed windows. The attractive landscaped communal gardens to the rear the property would make an ideal lock-up and leave, permanent home or residential investment. Please note that holiday letting is not permitted within the development.

Location: Occupying a central location in the heart of the popular tourist village of Bowness with shops, restaurants, bars and the lake shore all nearby. From Windermere proceed down to Bowness on New Road continuing as Lake Road. On passing the police station on your left, Beresford Court can be found a short way along set back from the road just after the turning for Beresford Road and Beresfords restaurant.

Property Overview: Welcome to 7 Beresford Court, set in a most convenient location in Bowness On Windermere in the Lake District.

As you step inside, you are greeted by a communal entrance hall and stairs which lead to the first floor. On entering the apartment, you will find a large light living room, creating a warm, inviting atmosphere. A door from the living room leads to the balcony overlooking the street scene. The kitchen is equipped with appliances of integrated Bosch electric oven and integrated Bosch gas hob and built in fridge and freezer and having ample storage.

There are 2 bedrooms with bedroom 1 having built in wardrobes and a bathroom comprising of WC, pedestal washbasin and power shower.

Outside the property are well-maintained communal gardens which provide a private oasis, perfect for relaxing. To gain access to the rear of the property and also the garage you walk through a communal area which house a store for each apartment and these are clearly numbered and this is where you find the gas and electric meters. The garage has an up and over door and has plumbing for a washing machine and houses the Ideal gas combination boiler and also has a washbasin

Located in a prime position, 7 Beresford Court benefits from excellent transport links, reputable schools, and a host of local amenities. Whether you're commuting to work or exploring the local area, everything you need is within easy reach.

Accommodation: (with approximate measurements)
Communal Entrance Hall

Entrance Hall

Living Room 20' 1" x 11' 4" max (6.12m x 3.45m)

Balcony 6' 1" x 3' 7" (1.85m x 1.09m)

Kitchen 12' 1" x 6' 6" max (3.68m x 1.98m)

Bedroom 1 13' 8" x 10' 10" (4.17m x 3.3m)

Bedroom 2 10' 3" x 9' 4" (3.12m x 2.84m)

Bathroom

Garage: 33' 4" x 8' 9" (10.16m x 2.67m)

Property Information:

Services: Mains gas, water, drainage and electricity. Double glazing and gas fired central heating.

Tenure: Long leasehold - Remainder of a 999 year lease which commenced in 1971. We understand that a management company oversees the communal maintenance of the grounds and buildings with the annual service charge being £1,100 for 2024/25.

Council Tax: Westmorland and Furness Council - Band C.

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

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

What3Words: //caps.crypt.rocket

Notes: *Checked on <https://www.openreach.com/> 2nd December - 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



Communal Garden



Parking

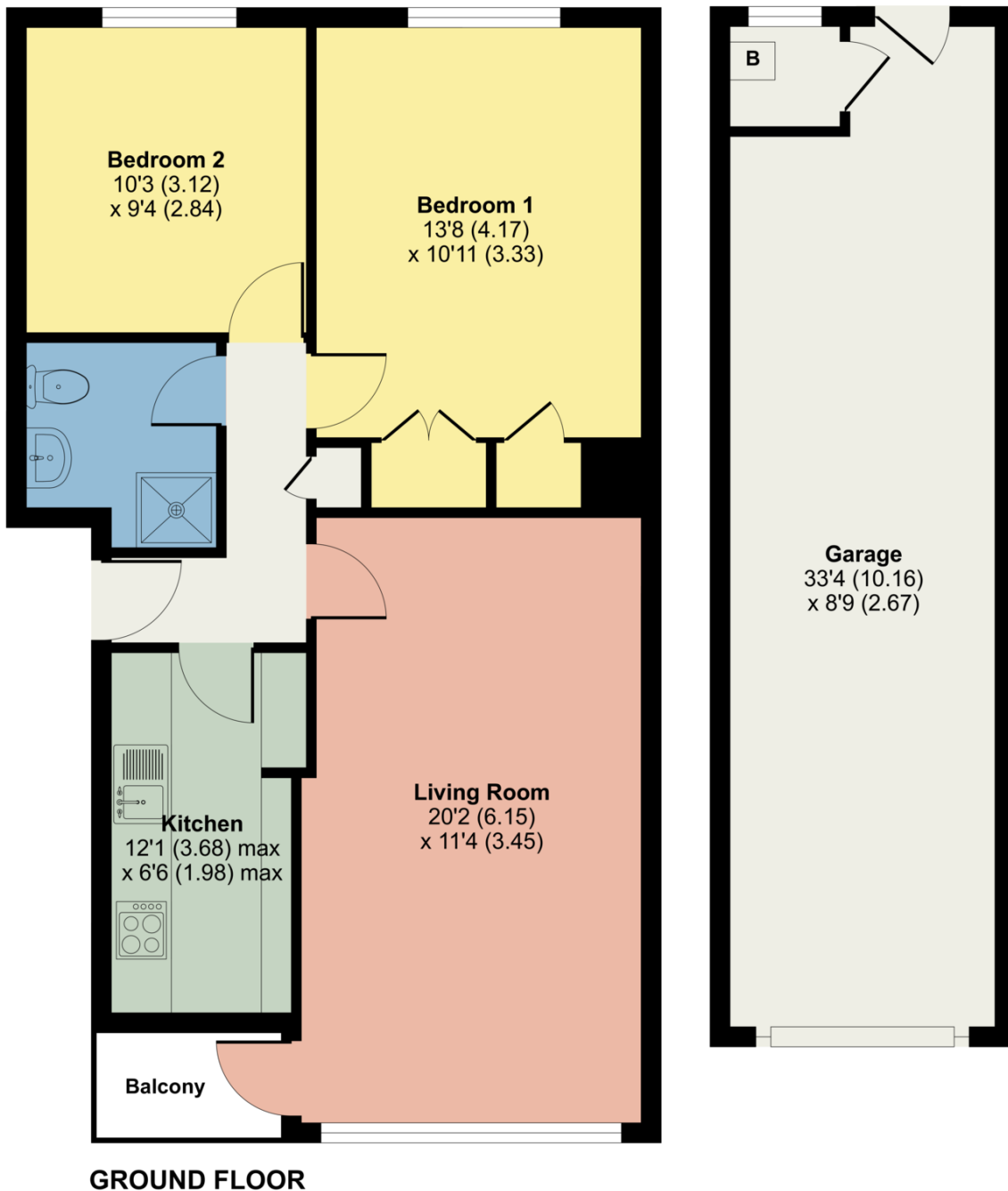
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Approximate Area = 667 sq ft / 61.9 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 961 sq ft / 89.2 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: 1219313

A thought from the owners...Recently refurbished to high standard. Tandem garage and forecourt parking. Wonderful landscaped garden to the rear. Located on bus route, Close to shops. Lake only a short walk away.

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 04/12/2024.

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