



Ambleside

£285,000

Eskdale Apartment, Kirkstone Road, Ambleside, Cumbria, LA22 9EH

Eskdale Apartment is a welcoming one bedroom ground floor apartment located in the beautiful village of Ambleside. This apartment would be a perfect as a second home or holiday let. It is in close proximity to the village amenities and gives access to stunning fell walks for the hikers amongst you, without having to get in to the car!

Quick Overview

- Ground floor apartment
- Double bedroom
- En- suite bathroom
- In good, modern order
- Close to village amenities
- Allocated car parking space
- Access to beautiful fell walks
- Peaceful location
- Ideal second home or holiday let
- Ultrafast broadband available



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Ultrafast
Broadband
Available



Allocated Off
Road Parking

Property Reference: AM4092



Living Room



Living Room



Kitchen



View

Perfect for those who love the Lake District and are looking for a relaxing base in the heart of the National Park - the perfect property for enjoyment or for investment.

The communal entrance hall serves only two ground-floor apartments and it has a useful communal storage cupboard. The entrance to the apartment leads in to a cosy west facing living room with flame effect electric fire, perfect for snug winter evenings.

Through in to the kitchen you will find a range of modern wall and base units, electric hob and oven with extractor over, complimentary work surfaces, stainless steel sink and drainer, integrated fridge freezer, washing machine and slimline dishwasher. Attractive tiled walls, tile effect laminate flooring. To the comfortable double bedroom with convenient en-suite bathroom which is fully tiled, with white three piece suite comprising bath with shower over, wc and wash hand basin. Outside there are communal grounds along with a private car parking space allocated to this apartment.

Accommodation (with approximate dimensions)

Communal Entrance

Living Room

14' 0" x 10' 11" (4.27m x 3.33m)

Kitchen

10' 4" x 5' 0" (3.15m x 1.52m)

Bedroom

10' 4" x 5' 0" (3.15m x 1.52m)

En-suite Bathroom

Property Information

Directions

From the centre of Ambleside head north towards the mini roundabout at the foot of the Kirkstone Road. Take the right hand turning up the hill known as The Struggle before turning right into Kirkstone Foot. The car parking area for Eskdale is on the left. There is a short cut on foot from the village centre via Peggy Hill accessible from our office by proceeding via Bridge Street immediately opposite and through the passageway and up to Peggy Hill beyond.

[what3words ///mason.uncouth.pelt](https://www.what3words.com/#!/mason.uncouth.pelt)

Services

Mains electricity, gas, water and drainage are connected. The property has gas fired central heating.

Tenure

We understand the property to be leasehold for a term of 999 years with a service charge of £85.76 per month which includes the ground rent. The management company (Woodlands Ambleside) is made up of the individual owners within the development here.

Council Tax

Westmorland & Furness Council - Rateable value £1700 - £212.07 payable 24/25
Hospitality relief (75%)

Viewings

Strictly by appointment with Hackney & Leigh, Rydal Road, Ambleside office.

As the property is a successful holiday let viewing maybe limited to changeover periods.

Energy Performance Certificate

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

The EPC rating for Eskdale Apartment is C.

Note

*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 2/12/24

Anti-Money Laundering Regulations (AML)

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



Bedroom



En-suite Bathroom

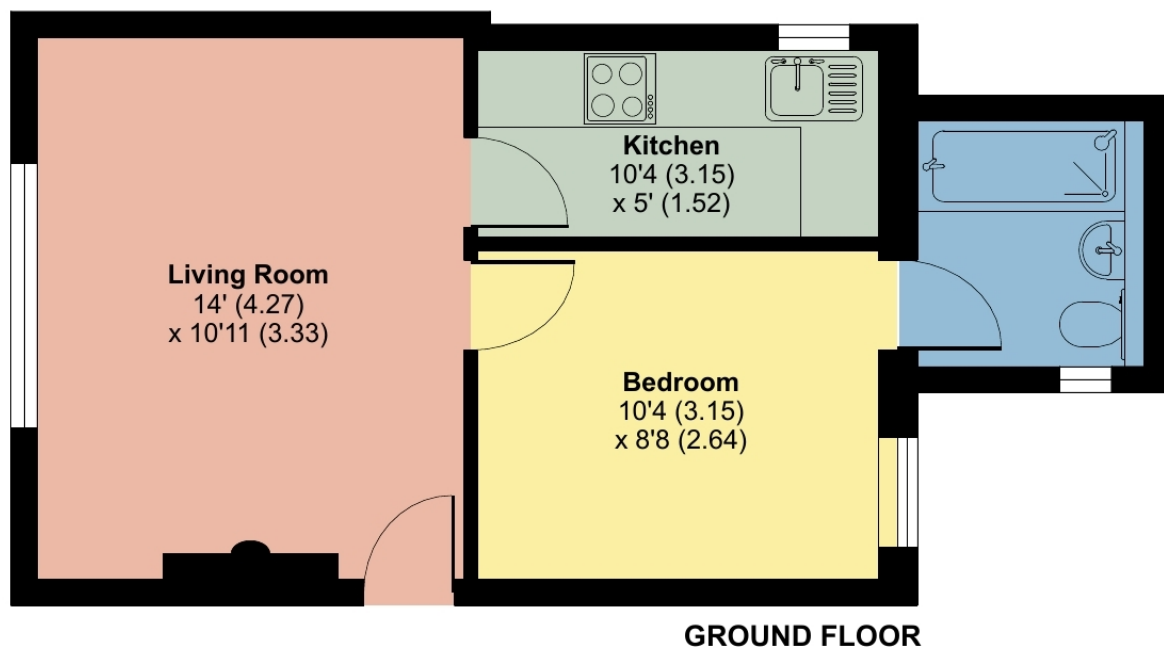


Eskdale Apartment

Eskdale, Woodlands, Kirkstone Road, Ambleside, LA22

Approximate Area = 344 sq ft / 32 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: 1221056

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Request a Viewing Online or Call 015394 32800