



Ambleside

£350,000

4 Oaklands, Millans Park, Ambleside, Cumbria, LA22 9AG

Welcome to 4 Oaklands, tucked away in the peaceful area of Millans Park, Ambleside. This delightful two bedroom ground floor property offers a perfect blend of comfort and charm, making it an ideal holiday let, weekend retreat or home in the heart of the Lake District. Early viewing highly recommended.

Quick Overview

- Ground floor apartment
- Double bedroom with En-Suite wc
- Peaceful location
- Close to central Ambleside amenities
- Ideal second home or holiday let
- Walks from the doorstep
- Views of Loughrigg Fell
- Communal gardens with mature plants and shrubs
- Allocated parking space
- Superfast broadband available – Openreach Network



2



1



1



C



Superfast
Broadband
Available



Off Road
Allocated Parking

Property Reference: AM4089



Living Room



Living Room



Kitchen



Communal Gardens

This well positioned purpose built ground floor apartment is situated just off Millans Park, perfect whether you are seeking a weekend retreat, a highly desirable holiday let or simply a peaceful home in which to live. The apartment is located with the centre of Ambleside just a short level walk away with the traditional Lakeland Inns, highly regarded restaurants, cinema and shops are all just around the corner and with the high fells surrounding the village also readily accessible on foot, literally from the doorstep.

The accommodation is approached via a well maintained communal entrance which leads to a private hallway. Upon entering the main hall of the apartment you will find a good sized storage cupboard.

Leading on through the hallway you will find a stylish dual aspect living room which enjoys direct access via French doors to the communal gardens.

The separate kitchen has a range of modern high gloss wall and base units, electric hob and oven with extractor over, integrated fridge freezer, dishwasher and washer dryer. Inset stainless steel sink and drainer with mixer tap, complimentary work surfaces and black slate tile effect flooring.

The apartment boasts a spacious master bedroom with convenient en-suite WC and a second bedroom which is currently used as a twin room. The bathroom has a modern 3 piece suite of bath with shower over, wc and hand wash basin, it is fully tiled with towel radiator.

The property enjoys landscaped communal grounds with attractive trees and shrubs providing views of the surrounding fells perfect for admiring when relaxing in the sunshine.

There is a private car parking space within the grounds along with visitor car parking.

Accommodation (with approximate dimensions)

Communal Hall

Private Hall

Living Room 16' 4" x 12' 11" (4.98m x 3.94m)

Kitchen 12' 10" x 6' 6" (3.91m x 1.98m)

Bedroom 1 12' 10" x 9' 6" (3.91m x 2.9m)
En- suite

Bedroom 2 11' 4" x 6' 8" (3.45m x 2.03m)

Bathroom

Property Information

Directions Oaklands is located on Millans Park, a quiet residential setting which separates the village centre from Ambleside Park. The property can be approached from Rothay Road onto Compston Road following the one way system turning left immediately before Zeffirellis Cinema. Bear second left into Millans Park and just past Millans Court, Oaklands is found on the right hand side with car parking provision within the grounds.

What3words ///boards.burden.heads

Services Mains gas, electric, water and drainage are all connected. Property

Tenure We understand the property to be leasehold for a term of 999 years from 1989. The Management Company Oaklands (Ambleside) Management Ltd owns the freehold and is formed by the owners of apartments within the Oaklands Development. The current service charge is understood to be £302.00 per quarter. This is understood to include buildings insurance, maintenance of the common parts including the grounds, the building and common areas internally.

Business Rates We understand the property to have a rateable value of £2,400 with the amount payable to Westmorland and Furness District Council for 2024/25 being £1,197.60. Small Business Rate Relief may be available.

Viewings Strictly by appointment with Hackney & Leigh. Telephone: (015394) 32800

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

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).

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



Bedroom 1



Bedroom 1



Bedroom 2

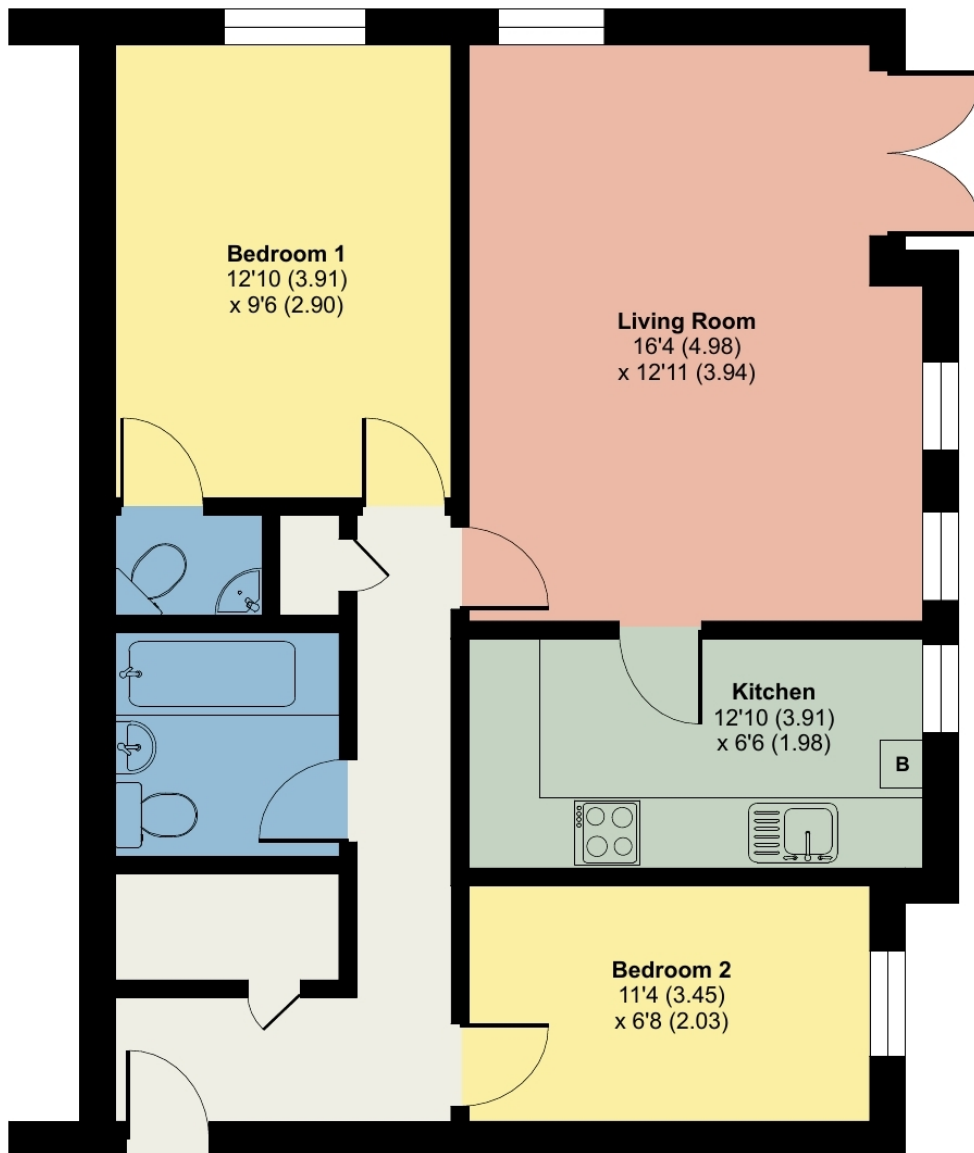


View

4 Oaklands, Millans Park, Ambleside, LA22

Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



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: 1219404

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