



# Windermere

£145,000

110 Elleray Gardens, Windermere, Cumbria, LA23 1JE

What sets this apart from other 2 bedroomed apartments is the really rather pleasant outlook from the first floor on to the Pheonix Park football field.

Situated in a peaceful sheltered retirement complex for the over 55's, lying within 200 yards of the village amenities, benefiting from double glazed windows and electronically controlled electric heating with individual programmes for each room. The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system.

## Quick Overview

- Pleasant outlook
- Close to amenities
- 2 Bedroomed first floor apartment
- 1 Reception room and 1 bathroom
- Communal Garden
- Peaceful location
- In need of modernisation?
- Over 55's development
- Communal off road parking
- \*Superfast fibre broadband



Property Reference: W6175



Living Room



Living Room



Kitchen



Bedroom 1

**Description:** What sets this apart from other 2 bedroomed apartments is the really rather pleasant outlook from the first floor on to the Pheonix Park football field.

Situated in a peaceful sheltered retirement complex for the over 55's, lying within 200 yards of the village amenities, benefiting from double glazed windows and electronically controlled electric heating with individual programmes for each room. The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system.

**Location:** Heading out of Windermere village, towards Ambleside on Main Road, turn first left onto College Road at Hackney and Leighs letting office and immediately right into Ellera Gardens. Proceed into the development and into the main entrance and number 110 Ellera Gardens is situated towards the back of the building on the first floor.

**Property Overview:** Ellera Gardens is a modern purpose built retirement complex, conveniently situated for all the village amenities. Being in a peaceful sheltered location, the apartment itself is situated at the south west of the building and therefore benefits from a pleasant outlook over the private gardens to the rear and towards the Phoenix Park beyond. The main security features include security entry telephone, emergency pull cord alarm system in every room, cctv outside, fire doors and onsite warden. There is also a guest bedroom which the residents can book for a small charge for relations to use when they visit and a communal laundry room too. The apartment itself comprises of entrance hall, living room and kitchen with built in wall and base units, single oven and electric hob with extractor over. Moving into bedrooms 1 & 2 with both comprising of fitted wardrobes. The main bathroom includes WC, washbasin and a walk-in bath. Ideal for any persons over the age of 55.

**Accommodation: (with approximate measurements)**

**Entrance Hall**

**Living Room** 16' 6" max x 9' 10" (5.03m x 3m)

**Kitchen** 9' 6" max x 6' 7" max (2.9m x 1.96m)

**Bedroom 1** 12' 10" x 9' 1" (3.91m x 2.77m)

**Bedroom 2** 9' 5" x 6' 6" (2.87m x 1.98m)

**Bathroom**

**Property Information:**

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

**Tenure:** We understand that the flat is leasehold for the term of a 150 years from 1989. With a monthly service charge of £228.16 pcm rising in April 2025 to £247.99 pcm.

**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:** ///november.enough.lodge

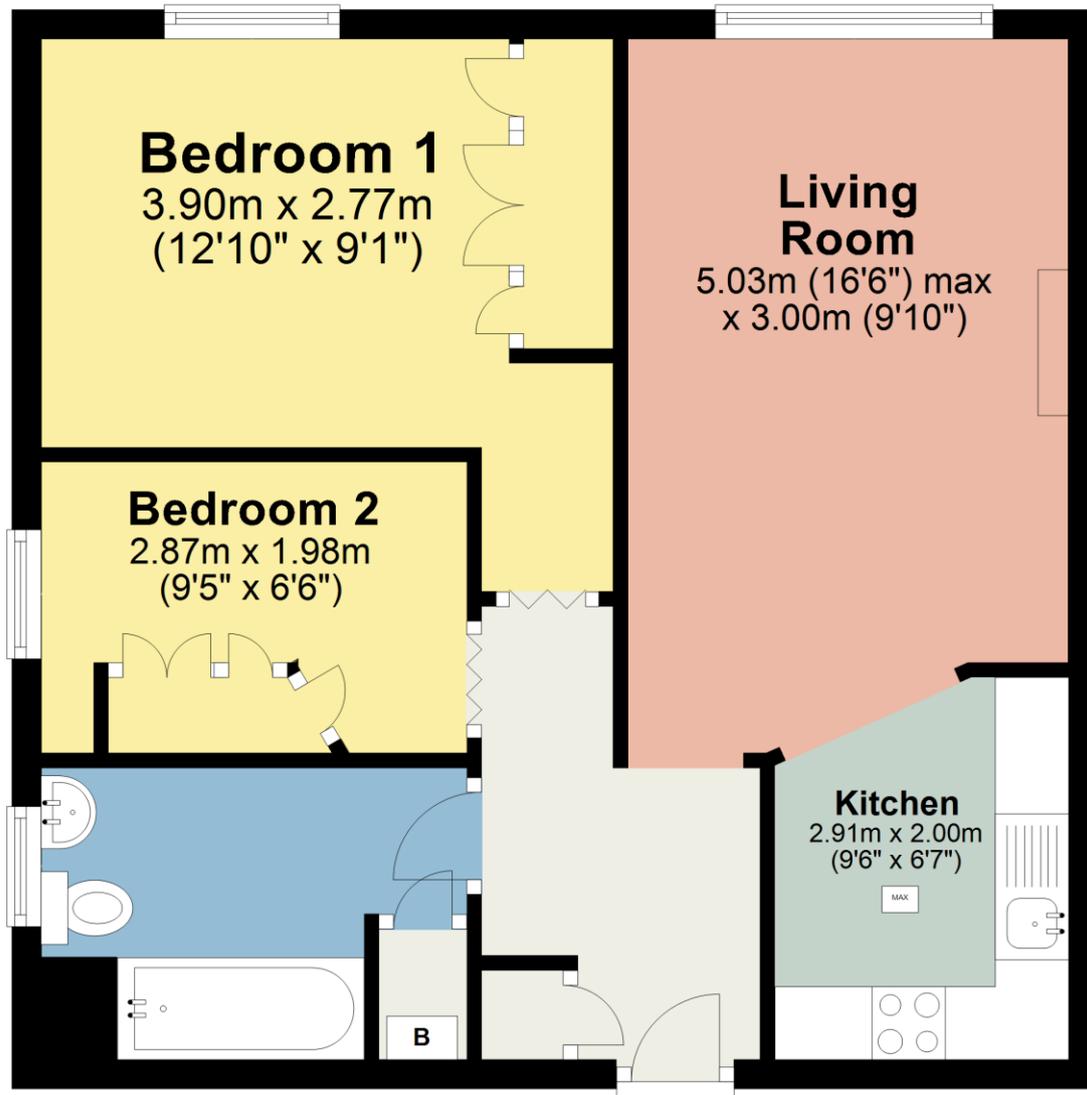
**Notes:** \*Checked on <https://www.openreach.com/> 19th November 2024 - not verified.

**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).



# First Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 49.1 sq. metres (528.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

*A thought from the owners...The apartment is generously sized and offers views over to Claife Heights. Its south-south west aspect allows for plenty of light and stunning sunsets. Nearby you will find the local amenities of Windermere, including supermarkets, transport links and lovely walks.*

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 16/12/2024.

Request a Viewing Online or Call 015394 44461