



## Windermere

£189,500

Flat 3 Embassy Buildings, Main Road, Windermere,  
Cumbria , LA23 1DY

A quiet first floor 1 bed roomed studio apartment, situated in the centre of Windermere. Close to all amenities Windermere village has to offer and overlooking the street scene below. The property would make an ideal 2nd home, permanent home or long term let.

### Quick Overview

1 bed roomed studio apartment  
1 reception room and 1 bathroom

Central location

Telephone Intercom System

Overlooking street scene

Close to amenities and transport

In good decorative order

Ideal 2nd home, permanent residence  
or long term let

On street parking

\*Superfast Broadband



1



1



1



D



Superfast  
Broadband



On Street  
Parking

Property Reference: W6182



Communal Entrance



Living/Dining Room



Living/Dining Room



Living/Dining Area

**Location:** Centrally located with the entrance to the property on Main Road, the entrance is between the retail premises called 'Impressarium' and 'Away with the Spoon' and being close to Windermere railway station and bus stops.

**Property Overview:** The former Embassy Ballroom in Windermere has an interesting history. Once a lively venue for dancing and social gatherings, it has since been converted into retail/resident units. Embassy Buildings is situated in the centre of the village of Windermere and is therefore close to all the amenities the village has to offer.

Flat 3, Embassy Buildings is ideal for a first time buyer, a Lake District bolt-hole, or a successful permanent let. Located in the centre of Windermere. The property is accessed through a communal entrance hall which has an intercom system. This first floor apartment comprises of tiled entrance hall with handy built in cupboards and a loft hatch with drop down ladder leading to ample storage space. Open plan dual aspect living room and kitchen with tiled floor and appliances of Zanussi electric fan oven and integrated gas hob and extractor fan over with light, space for fridge/freezer, ample wall and base units and housing the Worcester gas central heating boiler, 1 bedroom and a newly refurbished bathroom of WC, washbasin with vanity unit and shower, tiled floor and includes a built in cupboard ideal for storage and housing the immersion heater.

**Accommodation:** (with approximate measurements)

**Shared Entrance Hall** Telephone intercom system and under stairs cupboard housing the electric meters and bins.

**Entrance Hall**

**Open plan living room** 15' 3" max x 13' 1" max (4.65m x 3.99m)

**Open plan kitchen** 8' 11" x 5' 3" (2.72m x 1.6m)

**Bedroom** 9' 3" x 7' 5" (2.82m x 2.26m)

**Bathroom**

### Property Information:

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating to radiators and Hive thermostat.

**Tenure:** Leasehold for the remainder of a 999 year lease from 1984. The building insurance for 2023/2024 was £413.14 and the service charge for the year ending 2024 was £1,051.94, which includes a yearly contribution to the sinking fund of £160.00.

**Council Tax:** Westmorland and Furness Council - Band A (2024).

**Viewings:** Strictly by appointment with Hackney & Leigh.

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

**What3Words:** //promise.megawatt.tries

**Notes:** \*Checked on <https://www.openreach.com/> 13th December 2024 - not verified.

**Mobile Coverage:** Yes.

**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



Kitchen



Bedroom

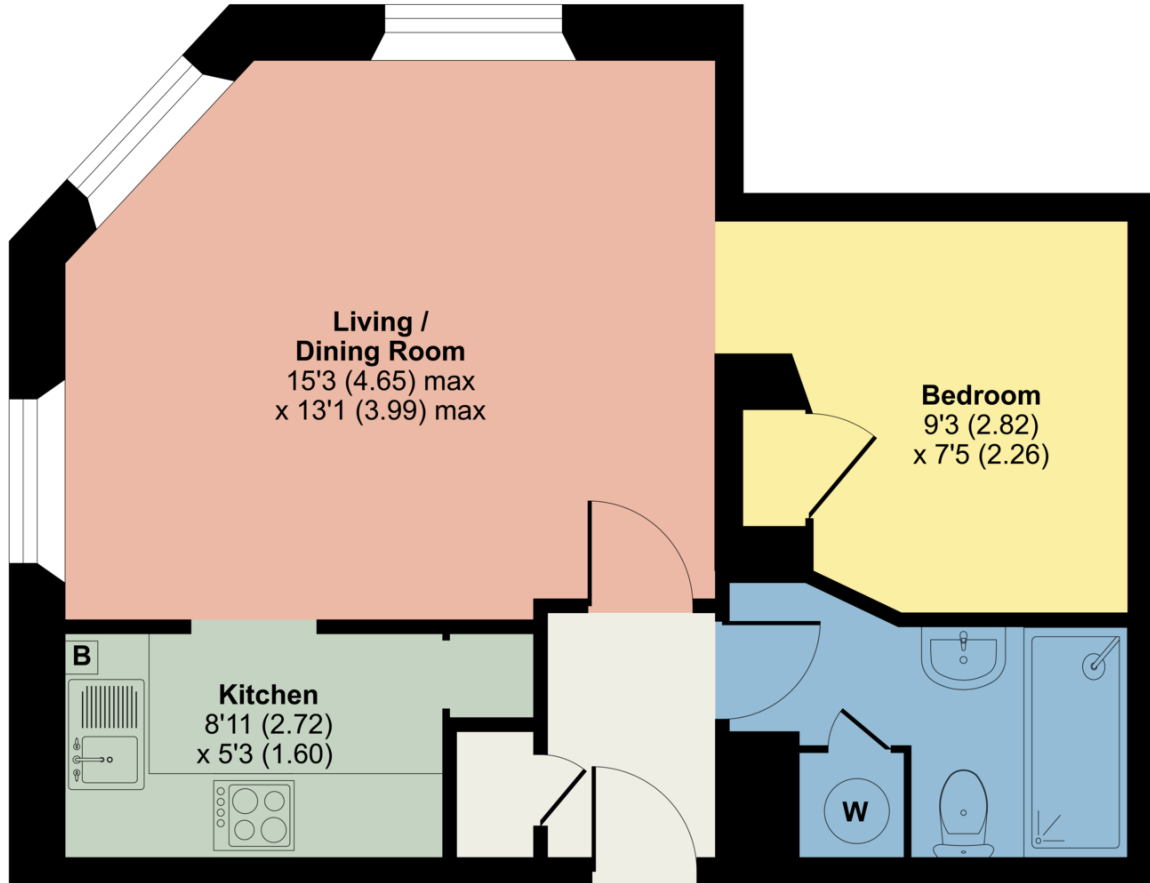


Bedroom

# Flat 3, Embassy Buildings, Main Road, Windermere, LA23

Approximate Area = 433 sq ft / 40.2 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1227268

*A thought from the owners...I've enjoyed living in this lovely quiet flat and appreciate good neighbours. If you have forgotten ingredients, there are shops nearby that are open late and cafes for coffee during the day. Good train connections even to Manchester airport, as well as pleasant walks up Orrest Head viewpoint or to the Lake and Bowness make this flat a perfect location.*

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 27/12/2024.

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