



Bowness-on-Windermere

£250,000

45 Quarry Rigg, Bowness-on-Windermere, Windermere, LA23 3DT

A refurbished 2 bedroomed top floor apartment in this centrally located development in the heart of Bowness on Windermere with private shared parking and easy access to everything the village has to offer. Additionally the property has the added benefit of having one of the best lake views in the development.

Quick Overview

- Fantastic lake and fell views
- Excellent central location
- 2 Bedroomed second floor apartment
- 1 Reception room and 1 shower room
- EPC band D.
- Close to village and amenities
- In great decorative order
- Private shared parking
- Ideal main residence, second home or holiday let
- *Superfast broadband available



2



1



1



D



Superfast
Broadband



Private Shared
Parking

Property Reference: W6193



Living Room



Living Room



Kitchen



Dining Area

Location: Quarry Rigg is set back slightly from the main "Lake Road" roughly behind the Lake Road public car park below the former Royalty Cinema. Access is via the communal stairs between the Escape Rooms and Age UK to the front.

Shared communal parking is at the rear of the development and is accessed by going down Longlands Road, bearing left at the bottom of the hill, then left after Badger Press and the parking is a short way down on the left.

Property Overview: A neatly presented second floor, 2 bedroomed apartment set in the heart of Bowness Village with views of Lake Windermere and the surrounding fells. A perfect weekend retreat, holiday let or long term investment property with communal off road parking and within walking distance of all the amenities and attractions Bowness has to offer.

To the rear of the property is the shared parking with security barrier. The main living accommodation comprises open plan living room with lovely views of Lake Windermere and the surrounding fells and kitchen with wall and base units, inset sink and modern integrated appliances of Indesit single oven with induction hob, small fridge freezer and plumbing for washing machine. The 2 bedrooms are at the front of the building overlooking the bustling village. The shower room has a shower, WC and pedestal wash hand basin. All in excellent working order.

Accommodation: (with approximate measurements)

Living Room/Kitchen 19' 4" overall x 13' 0" max (5.89m x 3.96m)

Bedroom 1 11' 0" max x 9' 3" max (3.35m x 2.82m)

Bedroom 2 12' 10" max x 8' 0" max (3.91m x 2.44m)

Shower Room

Property Information:

Services: Mains water, drainage and electricity. uPVC double glazing to windows.

Tenure: Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £543.00 per quarter inclusive of block buildings insurance with a ground rent of £30.00 per annum.

Council Tax: Westmorland and Furness Council - Band

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

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

What3Words: ///perform.seat.frown

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Bedroom 1



Bedroom 2



Shower Room

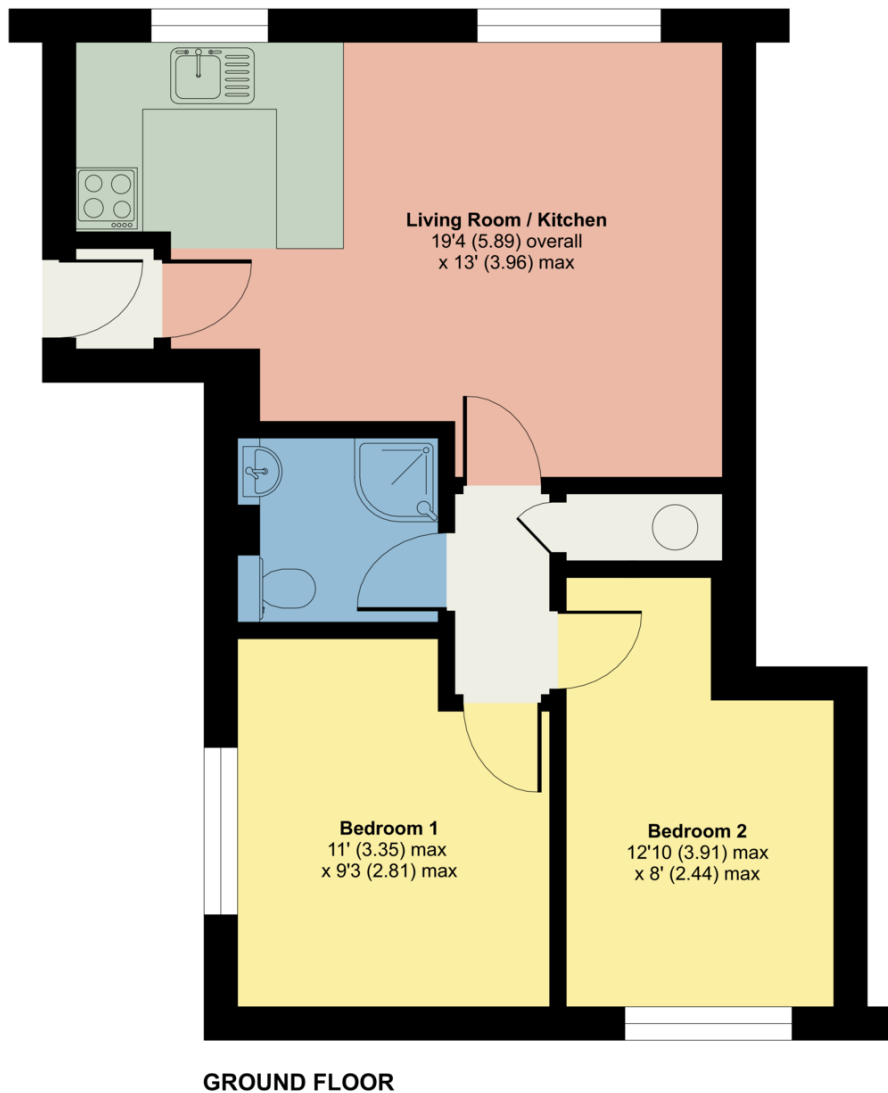


Rear View

45 Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 489 sq ft / 45.4 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). © n°checom 2025. Produced for Hackney & Leigh. REF: 1238432

A thought from the owners...

"We lovingly refurbished this apartment and it has been a wonderful central place to enjoy the local amenities and all the Lakes has to offer."

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