



Bowness On Windermere

£565,000

14 Marina View, Windermere Marina, Bowness On Windermere, Cumbria, LA23 3BQ

A fabulous two bedroomed, second floor, luxury apartment in this recently completed development. Set on the rather special Windermere Marina development which is quite unique to the area. Designated parking and covered balcony overlooking the Marina. Currently used as a holiday let with Windermere Marina Village being the acting letting agents, and with furniture available under separate negotiation.

Quick Overview

- 2 Bedroomed Luxury Second Floor Apartment
- 1 Reception Room and 2 Bathrooms (1 ensuite)
- Convenient Location
- Westerley facing balcony benefiting from sunset views
- No Chain
- Immaculate Condition
- Suitable for a 2nd Home or Holiday Let
- Top Quality Fixtures and Fittings
- Allocated Parking Space
- *Superfast Broadband Available



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Superfast
Fibre
Broadband



Allocated Parking
Space

Property Reference: W6222



Living Area



Kitchen Area



Open Plan Living Room & Kitchen



Bedroom 1

Location: Fabulously located just outside of Bowness centre yet only a few minutes walk to the bustling village and the various amenities it has to offer.

From Bowness village travelling South on the A592 Newby Bridge Road taking the second right into the Marina follow the road around to the left and Marina View Apartments (No.14) can be found a short way on the left hand side.

New arrivals on site will need to report to reception to gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

Property Overview: Marina View is the most recent and perhaps last development of Windermere Marina Village for a while in this unique community on the largest lake in the Lake District National Park.

No.14 Marina View is a modern spec, luxury 2 bedroomed (1 en-suite) second floor apartment. Offering an open plan living room with triple doors, which open completely on to the balcony, and kitchen area with all the modern appliances you would expect including a wine cooler, enabling you to enjoy a cold glass of wine on the balcony on those lovely summer evenings. Utility room, 2 bedrooms, bedroom 1 having an en-suite with WC, washbasin and shower and house bathroom comprising of WC, washbasin and shower and both having heated towel rails. The covered balcony runs the full length of the front of the apartment and has a great outlook over the boats in the Marina. Fixtures, fittings and furniture are available by separate negotiation.

Windermere Marina was originally developed in the 1960's and from it's humble beginnings it has improved over the years to create a thriving community in itself with moorings, boathouses, townhouses, apartments, boat sales and maintenance and the very popular Boathouse Restaurant.

Marina View is built to the highest standard as one might expect with double glazed windows and gas fired central heating via a highly efficient communal gas system with each apartment metered separately on usage. The building has a platform lift and has been designed to cope with the potential high water marks that Lake Windermere has experienced with all the living accommodation on the floors above and the parking area on the ground floor.

The property is currently used as a holiday let but would also make a fantastic holiday home, 'lock up and leave' or indeed private home. Needless to say the apartment has been finished to the highest standard and with all furniture available under separate negotiation.

Accommodation: (with approximate measurements)

Open Plan Living Room & Kitchen 23' 10" x 12' 10" (7.26m x 3.91m)

Utility 5' 2" x 4' 9" (1.57m x 1.45m)

Bedroom 1 19' 6" x 10' 6" inc en-suite (5.94m x 3.2m)

En-suite Shower Room

Bedroom 2 15' 4" x 11' 5" (4.67m x 3.48m)

Separate Shower Room

Balcony 25' x 10' 5" max (7.62m x 3.18m)

Property Information:

Outside: There is a dedicated parking space for 1 vehicle at the side of the block of apartments plus further parking for guests nearby, which is on a first come, first served basis. Large private covered balcony overlooking Windermere Marina. There is also a secure communal store ideal for any outdoor items to be store in and also a communal refuse area. These are situated in the car parking area on the ground floor

Services: Mains water, drainage and electricity. Fibre Openreach Connection. Heating is via an efficient system shared throughout the building and is metered separately on individual usage.

Tenure: Leasehold. Subject to the remainder of a 250 year lease from 2022. The apartment block is subject to service charge, a sinking fund contribution and ground rent payments. Buildings insurance is shared between the apartment owners.

Business Rates: Council Tax: Westmorland and Furness Council - Band E. Small business rates relief may apply.

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: ///dine.enough.ruin

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Bedroom 2



Shower Room



Balcony

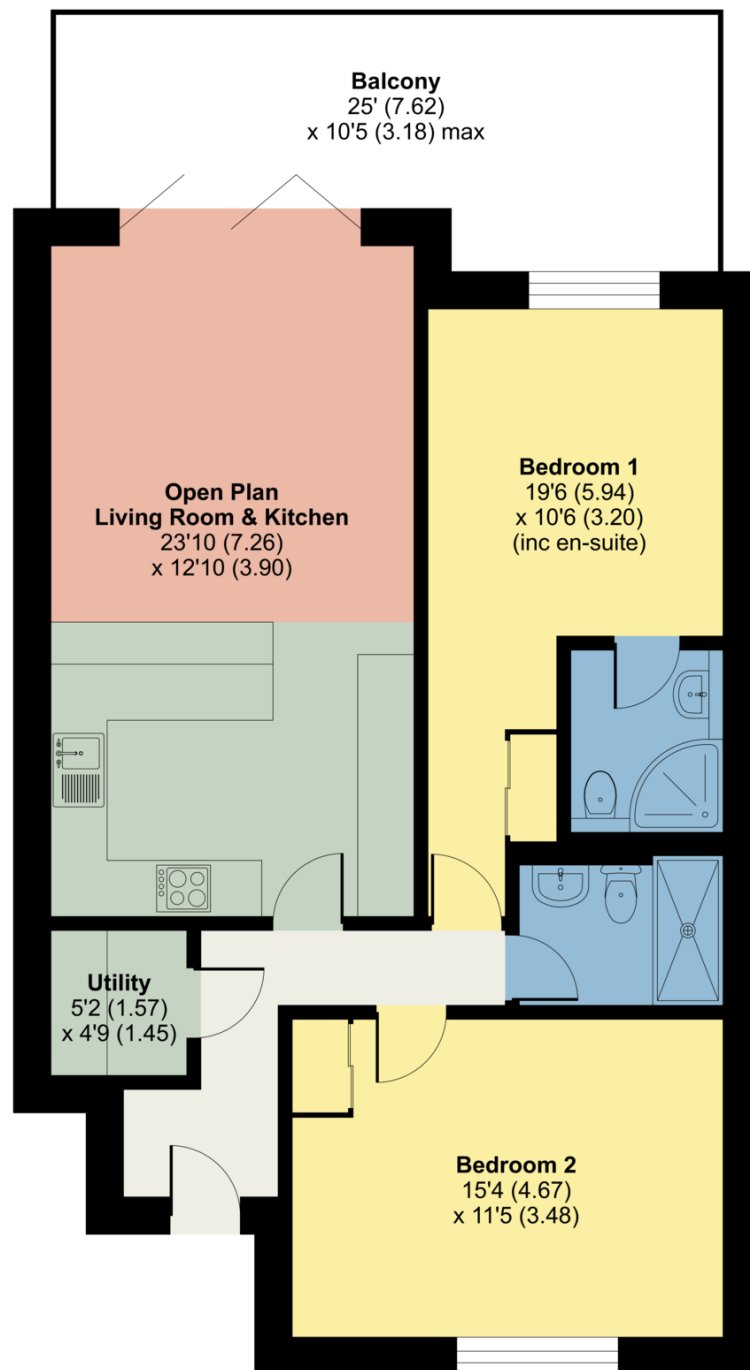


Balcony

14 Marina View, Windermere Marina Village, LA23

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hackney & Leigh. REF: 938660

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