



## Bowness-on-Windermere

£227,500

48A Quarry Rigg, Bowness-on-Windermere, LA23 3DT

A beautifully furnished 2 bedroomed first floor apartment in the heart of Bowness Village. With glimpses of the Lakeland fells from the living room and the added bonus of shared communal parking. An ideal lock up and leave, holiday let, long term let or main home.

### Quick Overview

2 Bedroomed first floor Apartment  
1 Reception room and 1 bathroom

Fantastic central location

Glimpses of the Lakeland fells

Currently used as a holiday let

Close to local amenities

In immaculate condition

An ideal lock up and leave, holiday let, long term let or main home

Communal off road parking

\*Superfast fibre broadband



2



1



1



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Superfast  
Fibre  
Broadband



Communal Off  
Road Parking

Property Reference: W6226



Living Room And Kitchen Area



Living Room



Kitchen Area



Dining Area

**Location:** Quarry Rigg is located in the heart of Bowness being a short walk away from the village amenities. From Windermere proceed down Lake Road towards Bowness bearing right immediately before the Royalty Cinema into Longlands Road, bear left at the bottom of the hill following the road round. 48a Quarry Rigg is the first part of Quarry Rigg on the left hand side, With the main parking area a short way past on the left.

**Property Overview:** Quarry Rigg is a purpose built development built in 1979 with communal gardens and parking areas. 48a Quarry Rigg is a fabulously presented first floor apartment with accommodation of an open-plan Living Room with Kitchen area, 2 Bedrooms and a Bathroom. The property has been rewired and has had new hardwood fire doors fitted throughout the apartment in 2022/2023, plus has had the ceilings lowered for LED lighting and a new Kitchen and Bathroom all fitted only a couple of years ago.

The moment you enter the apartment through the main composite fire door, you step into the entrance hall which includes a built-in shelved airing cupboard with plumbing for a washing machine, plus a separate built in cupboard including a pre-insulated pressurised hot and cold water system and immersion heater. Moving into the Living/Kitchen area the view has glimpses of Claife Heights and the Kitchen has a modern range of fitted wall and base units with laminate worktops, an inset Fraganite coffee sink unit and Neff appliances including, oven/induction hob with cooker hood over, built in microwave and dishwasher. Plus a built in fridge and Rustique Karndean flooring with underfloor insulation throughout. Bedroom 1 is a double room with a built-in wardrobe and programmed digital heater. Bedroom 2 is arranged as a twin room with concealed electric heating in the Skirting Boards. Finally the bathroom includes a gorgeous 3 piece white suite comprising of bath with shower over, modern wash basin with vanity unit and WC. Tiled walls, heated towel rail, extractor fan and shaver point.

Outside there is communal off road parking.

**Accommodation: (with approximate measurements)**

**External Steps to First Floor**

**Entrance Hall**

**Living Room/Kitchen** 15' 5" x 14' 0" (4.7m x 4.27m)

**Bedroom 1** 10' 1" x 9' 2" (3.07m x 2.79m)

**Bedroom 2** 9' 11" x 9' 2" (3.02m x 2.79m)

**Bathroom**



### Property Information:

**Services:** Mains water, drainage and electricity. uPVC double glazing to windows. Off peak heating and hot water.

**Tenure:** Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £542.72 per quarter inclusive of block buildings insurance with a ground rent of £30 per annum.

**Council Tax:** Westmorland and Furness Council - Band B.

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

**Mobile Coverage:** EE - Limited, Three, O2 & Vodafone.

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

**What3Words:** //speared.elections.lunching

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 14th April 2025 - not verified.

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Bedroom 1



Bedroom 2



Bathroom

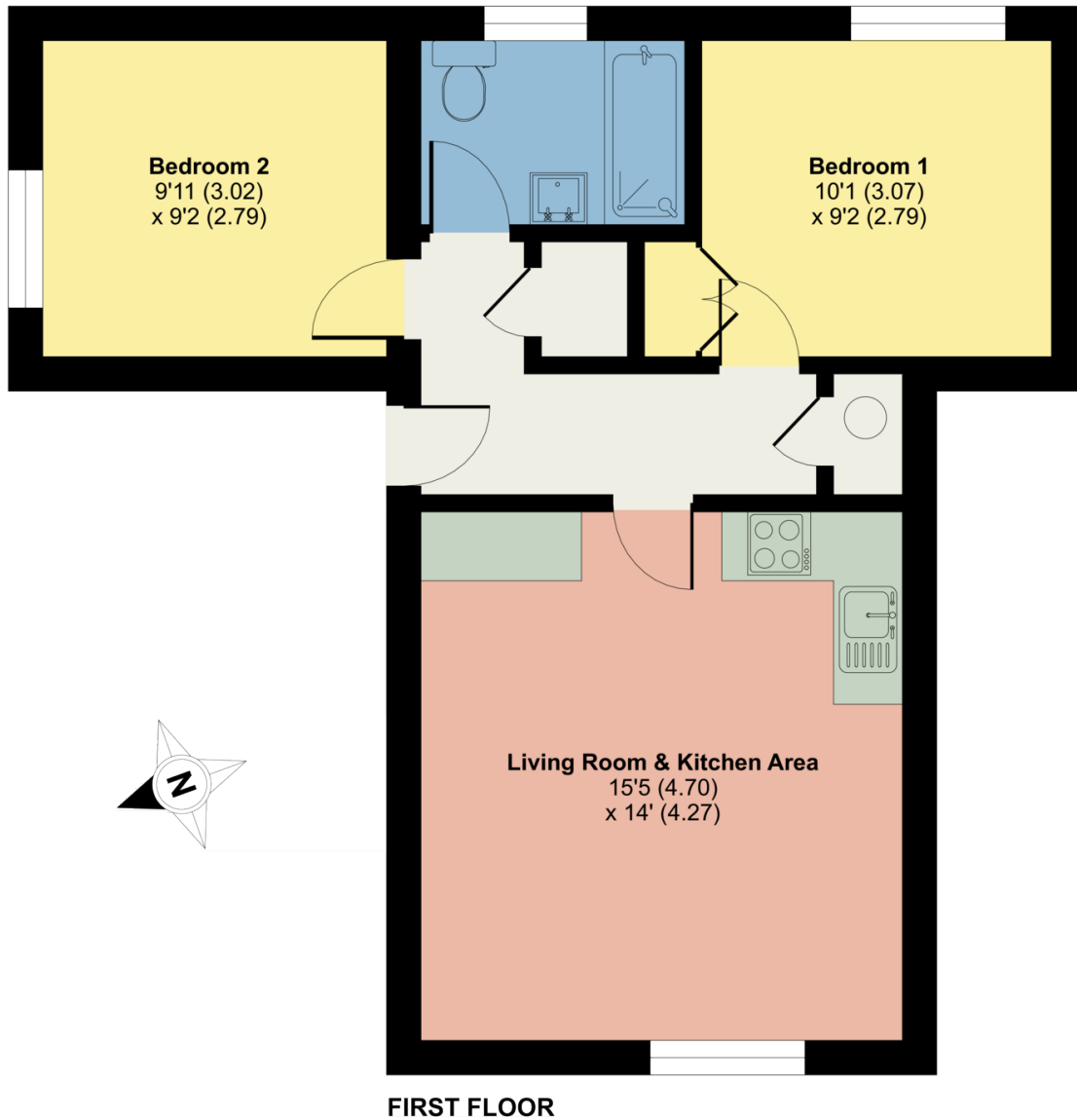


Rear View

## 48A Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 546 sq ft / 50.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1003044

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