



## Bowness-on-Windermere

£345,000

2 Enigma House Apartments, Lake Road, Bowness-on-Windermere, Cumbria, LA23 3AP

A 3 bedroomed duplex apartment, modernised to a high standard, set in the heart of Bowness village with views of Lake Windermere and the Langdale fells beyond. Currently used as a holiday let but could equally be utilised as a bolt hole 2nd home, permanent home or long term let.

### Quick Overview

- 3 Bedroomed apartment
- 1 reception room, 1 bathroom and 1 en-suite
- Central location
- Lake and fells views
- Close to amenities and transport
- In good decorative order
- Ideal 2nd home, holiday let or permanent residence
- On road parking
- \*Superfast fibre broadband available



3



2



1



E



Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6240



Living/Dining Area



Living/Dining Area



Living/Dining Area



Kitchen

**Location:** From Windermere proceed down New Road, continuing as Lake Road towards Bowness. Upon entering Bowness the access to the property can be found on the left hand side above Impressarum. Access is gained by using the small lane to the side of Stuart Sports, then up the steps on the left to the rear.

**Property Overview:** Welcome to 2 Enigma House Apartments, a stunning residence in the heart of Bowness on Windermere. This exquisite apartment offers a unique blend of modern comfort and elegance, perfect for those seeking a luxurious lifestyle in one of the Lake District's most desirable locations.

Step inside this beautifully appointed apartment and be greeted by a spacious open-plan living room/kitchen with views to Lake Windermere and beyond, designed to maximise natural light and provide a seamless flow between spaces. The contemporary kitchen, features appliances of Neff electric oven and gas hob, inset Lamona microwave and integrated fridge and freezer and Lamona dishwasher and ample wall and base units, ideal for both everyday meals and entertaining guests.

The apartment boasts three bedrooms, each offering a tranquil retreat and ample storage space. The master bedroom includes an en-suite bathroom with WC, shower and washbasin with vanity unit, ensuring a private sanctuary for relaxation.

A family bathroom can be found on the second floor and comprises of freestanding roll top bath, WC and pedestal washbasin and has excellent views of Lake Windermere and the fells beyond.

The apartment is conveniently located within walking distance of Bowness's charming shops, cafes, and restaurants, as well as the picturesque shores of Lake Windermere.

Whether you're looking for a permanent residence, 2nd home or a holiday let, 2 Enigma House Apartments offers an unparalleled opportunity to experience the best of Lake District living. Don't miss your chance to make this exceptional property your own. Contact us today to arrange a viewing and discover the elegance and comfort that await you at Enigma House.

**Accommodation: (with approximate measurements)**

**Shared Entrance**

**Stairs to first floor:**

**Open Plan Living/Dining Area** 15' 3" x 12' 5" max (4.65m x 3.78m)

**Open Plan Kitchen Area** 9' 0" max x 8' 8" max (2.74m x 2.64m)

**Bedroom 1** 11' 9" max x 7' 11" min (3.58m x 2.41m)

**En-suite**



Stairs to:

**Bedroom 2** 14' 2" x 7' 2" (4.32m x 2.18m)

**Bedroom 3** 11' 3" x 7' 3" (3.43m x 2.21m)

**Bathroom**

**Property Information:**

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating and double glazing to windows.

**Tenure:** Long leasehold for the residue of a 999 year lease from 27th February 1998. There is no standing service charge. The property benefits from holding the head lease for the building, which means that communal maintenance and repairs are under the owner's control. The freeholder arranges buildings insurance (the charge was £344.00 last year). The peppercorn rent is not charged.

**Business Rates:** Rateable value of £1,700 with the amount payable of £833.00 for 2024/25. Small business rates relief may apply for new businesses/single premises, please contact South Lakeland District Council for further information.

**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.

**What3Words:** //mimics.intestine.conquest

**Notes:** \*Checked on <https://www.openreach.com/> 22nd May - 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).



Bedroom 1



Bedroom 2



Bedroom 3



View

## 2 Enigma House Apartments, Lake Road, Bowness-on-Windermere, LA23

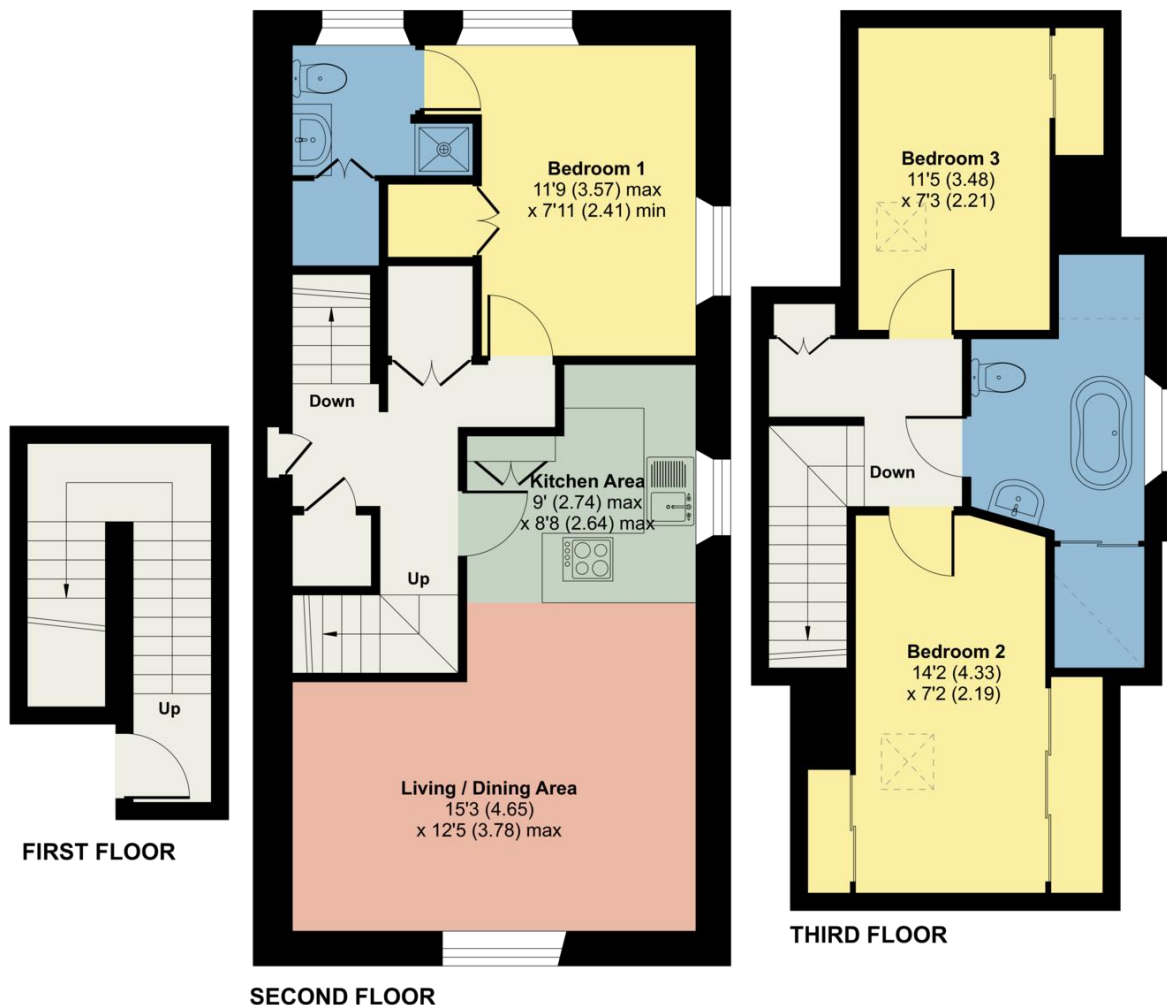
Approximate Area = 912 sq ft / 84.7 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 961 sq ft / 89.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025.  
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