



Windermere

£132,500

207 Ellaray Gardens, Windermere, LA23 1JE

Welcome to 207 Ellaray Gardens, a delightful second-floor apartment, a retirement complex exclusively for those over 55. This charming residence offers a perfect blend of comfort and convenience, only 200 yards away from the centre of the village amenities, benefiting from double glazed windows and electronically controlled electric heating.

Quick Overview

Second Floor Retirement Apartment

2 bedrooms

Stylish contemporary decor throughout

Replacement kitchen and bathroom

Lift facilities and residents lounge

Secure over 55's development

Quiet position close to village amenities

No onward chain!

Residents' Parking

Superfast broadband available*



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Superfast
Fibre
Broadband



Residents'
Parking

Property Reference: W6300



Living Room



Kitchen



Living Room



Bedroom 1

The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system. There is CCTV outside, fire doors and onsite Estate Manager.

Stepping inside, you are greeted by cosy living space that blends convenience with modern comforts. The open plan living area creates a warm and inviting atmosphere. Flooded with natural light and overlooking the well-maintained communal rear gardens, perfect for relaxation! Opening into the well-appointed kitchen is both practical and well appointed with excellent range of wall and base units and worktop space including a stainless steel sink hosting a Pudín instant hot water tap, built in Zanussi electric hob and extractor over, Bosch oven, space for a fridge/freezer and microwave and completing the kitchen is a wood effect lino floor. Two well-proportioned bedrooms, bedroom 1 has space for a free standing wardrobe, whilst bedroom 2 can be used for office space, hobby room or a guest bedroom. The hallway has 2 storage cupboards, one houses the hot water tank and the other is storage space.

The stylish replacement bathroom consists of a Mira shower over bath with hand basin and WC. Fitted chrome heated rail, wood effect cushion floor and panelled marble effect walls.

One of the standout features of this property is the communal garden, a beautifully maintained where you can enjoy the outdoors, socialise with neighbours, or simply unwind with a good book. In addition there is residents parking.

Don't miss the opportunity to be the new owner of this stylish, beautifully maintained property. Give us a call today and arrange a viewing.

Communal Entrance

Accommodation: (with approximate measurements):

Hallway: 8' 9" x 7' 9" (2.67m x 2.37m)

Open Plan Kitchen / Living area 19' 5" x 12' 9" (5.92m x 3.91m)

Bedroom 1: 11' 11" x 7' 8" (3.65m x 2.34m)

Bedroom 2: 6' 9" x 7' 8" (2.06m x 2.34m)

Bathroom:

Property Information:

Council Tax: Westmorland and Furness Council - Band B

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

Services: Mains electricity, water and drainage connected.

Tenure: Leasehold. We understand that the flat is Leasehold for the term of a 150 years from 1st April 1987 with a monthly service charge of £247.99. TBC

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///sake.dugouts.recorders](https://www.what3words.com/sake.dugouts.recorders)
From Hackney & Leigh Windermere office, proceed along College Road, taking the last left into Elleray Gardens. Proceed into the development, park your car and ensure you check your vehicle in at the entrance whilst visiting.

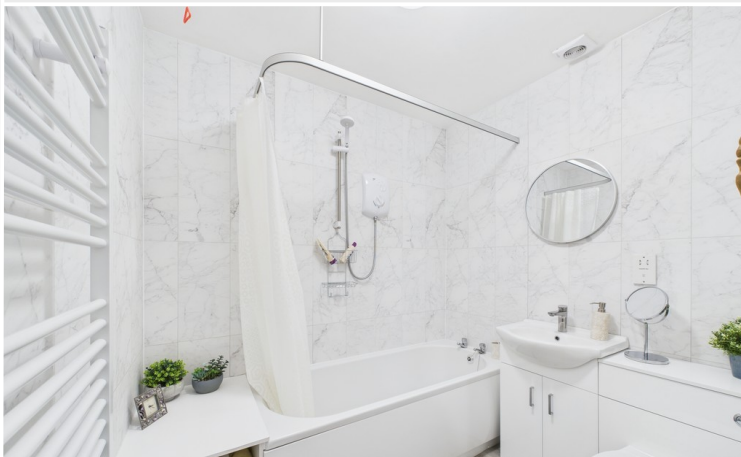
Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at 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 2



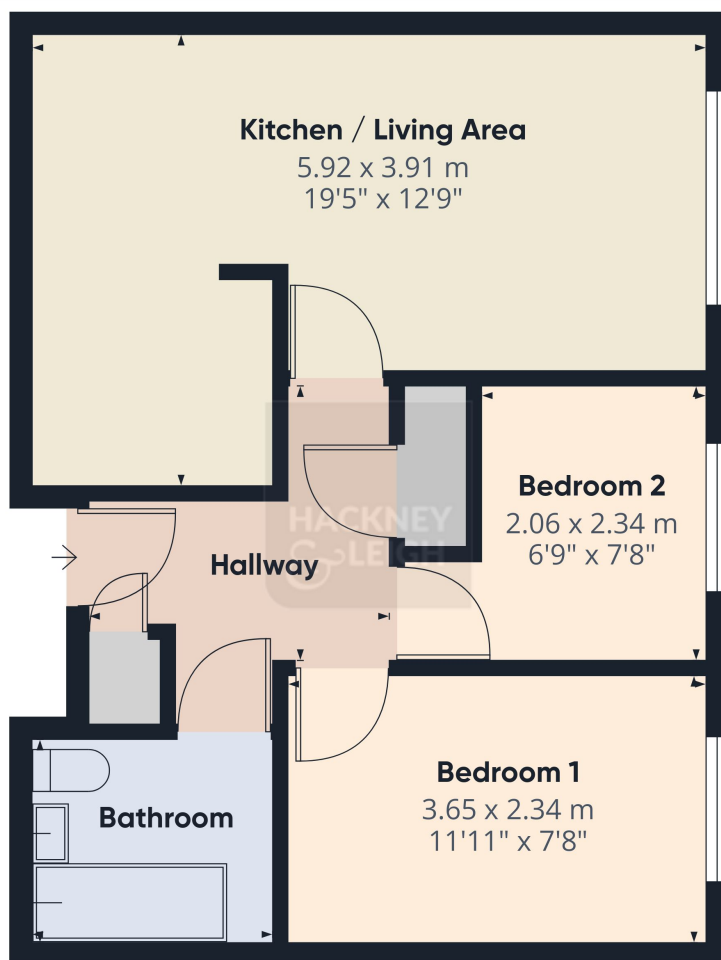
Bedroom 1



Bathroom



Communal Garden



Approximate total area⁽¹⁾
44.1 m²
475 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners...***This apartment is in a beautiful, quiet location surrounded by well maintained gardens and yet is only a few minutes walk to the shops, cafes and other amenities offered in Windermere. It is also close to the train and bus stations which are only a few minutes away.***

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 13/11/2025.

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