



Flat 15, College Gate Elleray Road, Windermere  
£240,000

Set in a fantastic position just off Windermere town centre, this attractive apartment enjoys one of the area's most convenient and sought after locations. The property also benefits from an allocated parking space for added convenience. Inside, the apartment features a bright open plan dining and living room that creates a welcoming and sociable space, flowing naturally into a modern fitted kitchen designed for everyday practicality. There are two comfortable double bedrooms, offering flexibility for guests, family or home working. Along with a contemporary bathroom finished to a high standard. A private balcony extends the living space outdoors and captures idyllic views across the fells.

#### **HALLWAY**

2' 11" x 7' 0" (0.89m x 2.13m)

#### **LIVING / DINING ROOM**

9' 3" x 20' 5" (2.83m x 6.22m)

#### **KITCHEN**

4' 11" x 8' 11" (1.51m x 2.71m)

#### **BEDROOM**

9' 3" x 14' 1" (2.81m x 4.29m)

#### **BEDROOM**

8' 8" x 10' 6" (2.63m x 3.20m)

#### **BATHROOM**

4' 10" x 7' 3" (1.48m x 2.20m)

#### **SERVICES**

Mains electricity, mains water, mains drainage.

#### **EPC RATING D**

**COUNCIL TAX:** Currently Band C

**TENURE:LEASEHOLD**

#### **IDENTIFICATION CHECKS**

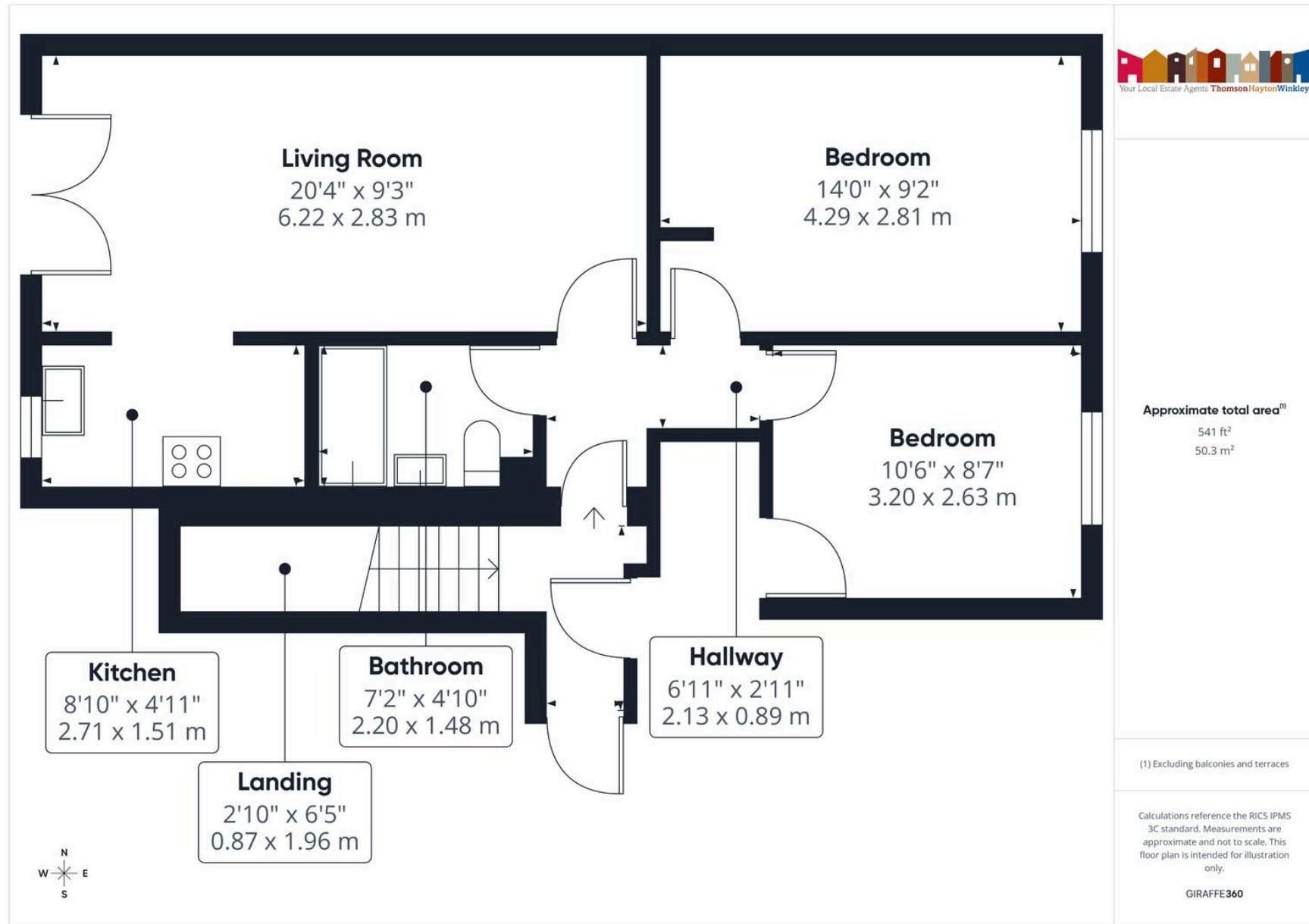
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#### **DIRECTIONS:**

From the A591 in the direction of Ambleside take the second left turn in to Windermere on to Elleray Road and turn right on to College Road then take the first right to find College Gate which is clearly marked.







## THW Estate Agents

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