



1 Rotherwood Thornbarrow Road, Windermere

£275,000



# 1 Rotherwood Thornbarrow Road

## Windermere

1 Rotherwood is a well proportioned ground floor apartment situated in this ever popular location, midway between the villages of Bowness and Windermere . Forming part of an attractive traditional Lakeland building, Rotherwood was divided in 1972 into seven self contained apartments and is convenient for all the local amenities including on a bus route, yet set away from the main tourist thoroughfare.

Nestled in the heart of the picturesque Windermere, this ground floor apartment presents an exceptional opportunity for those seeking a tranquil retreat. The property boasts it's own private, recently decorated entrance porch alongside an internal apartment door providing access to the communal hall.

The apartment has a welcoming living room with an open fire, that offers a perfect setting for relaxation and a well fitted kitchen, providing a space for culinary endeavours. Completing the picture are two bedrooms, including a comfortable double and a three piece bathroom suit with a panelled bath. The apartment has gas central heating.

Stepping outside, the property is embraced by meticulously kept communal grounds, featuring lush lawns, well-established hedges, and colourful borders, this haven exudes a sense of peace and serenity. In addition, allocated parking directly outside the front door and a garage enhances the convenience of this residence. With easy access to local amenities and road links connecting to the enchanting Lake District National Park, this property offers a delightful balance of tranquillity and accessibility for its fortunate residents.

- Ground floor apartment with own front door
- Substantial living room
- Kitchen with fitted units
- Two bedrooms with one being a double
- Three piece suite bathroom with panelled bath
- Well kept communal grounds
- Allocated parking by the front door
- Located in the heart of Windermere
- Easy access to local amenities
- Road links to the rest of the Lake District National Park

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING D

### SERVICES

Mains gas, mains electric, mains water and mains drainage.

### COUNCIL TAX: Currently BAND B

### TENURE:LEASEHOLD

### DIRECTIONS

From our Windermere office proceed down New Road on to Lake Road towards Bowness. Turn left into Thornbarrow Road just after the zebra crossing and proceed up the hill, carry on up the hill and take a right onto Winston drive followed by another right to find 1 Rotherwood located to the left.

### WHAT3WORDS:///coverings.spearhead.modifies





## GROUND FLOOR

### KITCHEN

16' 0" x 7' 9" (4.87m x 2.35m)

### LIVING ROOM

21' 7" x 14' 11" (6.59m x 4.56m)

### BEDROOM

14' 10" x 7' 10" (4.52m x 2.38m)

### BEDROOM

11' 5" x 6' 2" (3.49m x 1.88m)

### BATHROOM

11' 7" x 4' 11" (3.52m x 1.50m)

### INNER HALLWAY

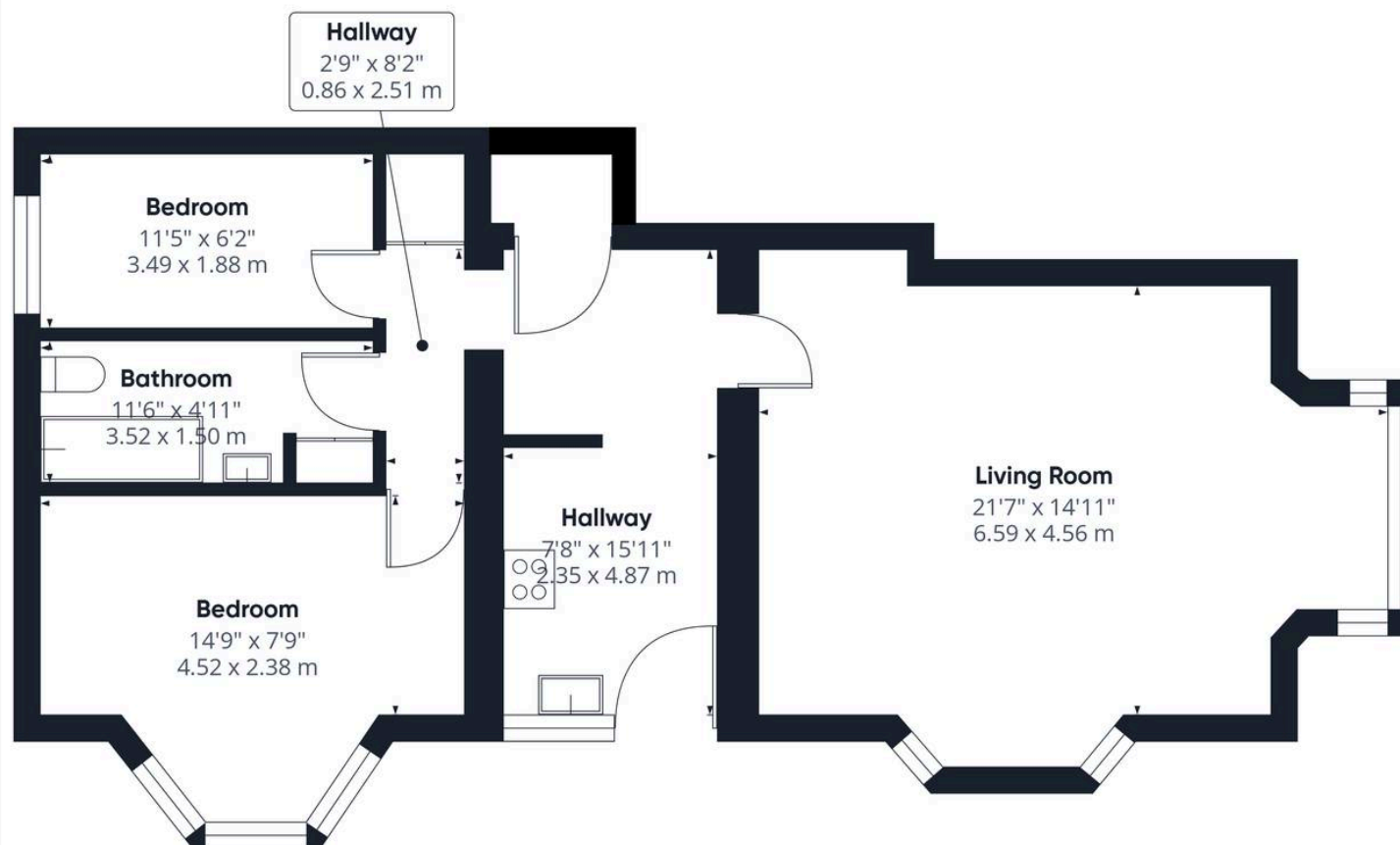
8' 3" x 2' 10" (2.51m x 0.86m)











**Approximate total area<sup>(1)</sup>**  
733 ft<sup>2</sup>  
68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

## THW Estate Agents

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