



## Bowness-on-Windermere

£180,000

24a Quarry Rigg, Bowness-on-Windermere, Windermere, LA23 3DT

Welcome to this delightful one-bedroom flat, situated in the heart of Bowness, offering convenience with close proximity to local amenities and excellent transport links. This residence is ideal for first-time buyers or those seeking a retreat in a vibrant location.

### Quick Overview

- 1 Bedroom flat
- Living room
- Modern shower room and kitchen
- Double bedroom
- In good decorative order
- Close to amenities and transport links
- No onward chain
- Ideal for a holiday bolt hole, holiday let or permanent residence
- UPVC double glazing and electric heating
- Superfast fibre broadband

Property Reference: W6318



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Superfast  
available



Residents  
parking



Kitchen



Kitchen



Shower Room



Living Room

As you step into the hallway, you'll find a cloaks/storage cupboard and a practical airing cupboard with a hot water cylinder and immersion heater, ensuring a clutter-free living space. The bright and contemporary kitchen is a true highlight, cleverly equipped with all necessities and modern appliances including a Neff ceramic hob and Neff oven, space for a fridge and plumbing for a washing machine, complemented by a stylish wood-effect worktop and range of wall and base units. Thoughtfully designed, the kitchen enjoys generous natural light from the large window.

The shower room is well-appointed with an ample-sized shower, a Dimplex electric towel warmer and Vitra sink. A humidistat fan ensures a fresh, steam free room, while the useful mirror cabinet offers additional storage for toiletries.

The living room is a relaxing and light-filled space, perfect for unwinding after a long day.

The sizeable bedroom, comfortably accommodates a double bed. A large UPVC double-glazed window floods the room with natural light, creating a serene ambiance. The built-in wardrobe offers sleek storage.

This charming flat offers a wonderful opportunity to enjoy the vibrant lifestyle of Bowness, with its array of shops, cafes, and scenic attractions just a stone's throw away. Don't miss the chance to make this practical property your new home. Contact us today to arrange a viewing.

#### Hallway

**Living Room** 2.71 x 4.62m (8'10" x 15'1")

**Kitchen** 1.33 x 2.83m (4'4" x 9'3")

**Bedroom** 2.82 x 3.46m (9'3" x 11'4")

#### Shower Room

#### Property Information

**Services:** Mains electricity, water and drainage. Wall mounted electric panel heaters and immersion heater.

**Parking** Unallocated residents parking

**Tenure** Long leasehold for the residue of a 999 year lease. For 2025 the annual service charge is £2,280. There is also a fixed ground rent of £20 per year.

**What 3 Words and directions** ///broached.panicking.painters

Request a Viewing Online or Call 015394 44461



From Crescent road, Windermere, continue down the one way street onto Lake road, Windermere, towards Bowness. At the roundabout, turn right onto Rayrigg Road, and shortly after, turn right onto Quarry Brow, and bear right onto Quarry Rigg. The entrance to number 24a will be on the left hand side.

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

**A thought from the owners...**"Comfortable flat, close to all Bowness amenities with excellent transport links"

**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).

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

**Viewings** Strictly by appointment with Hackney & Leigh

#### Disclaimer

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 19th January 2026



Living Room



Bedroom



Bedroom



Development



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