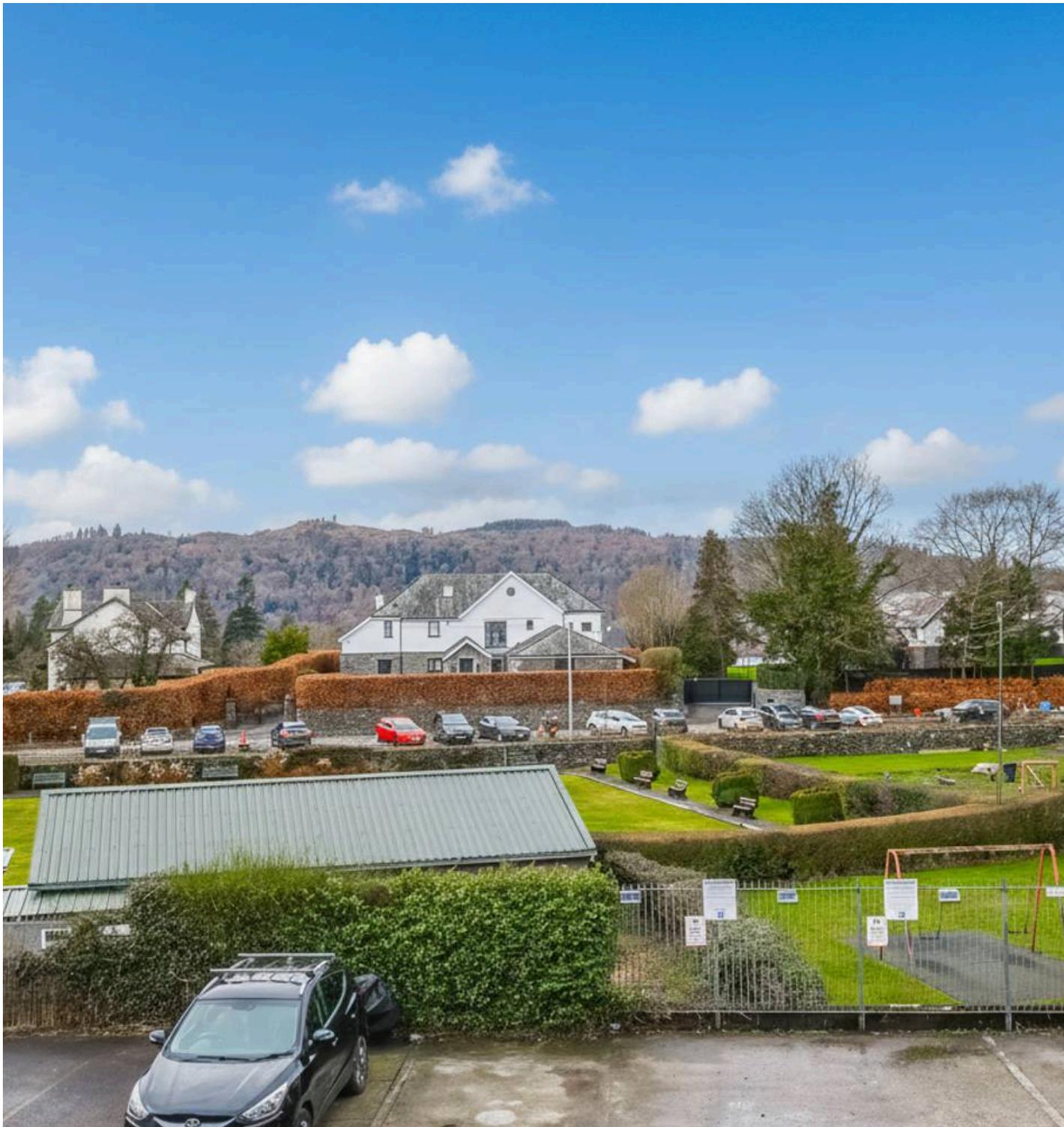




3 The Stables Bank Road, Windermere  
£180,000



### 3 The Stables Bank Road

#### Windermere

A beautifully presented apartment set in the heart of Bowness-on-Windermere, one of the most sought after locations within the Lake District. Perfectly positioned for easy access into the centre of Bowness, with its shops, restaurants and lakeside attractions, the property also offers excellent links to the wider Lake District, making it an ideal base for enjoying everything the area has to offer. Whether as a main residence, second home or holiday let, the location alone makes this apartment a standout opportunity.

Inside, the apartment is finished to a lovely standard throughout and offers well-planned accommodation. The open plan kitchen and living space is bright and welcoming, featuring a modern fitted kitchen and comfortable living area. A separate double bedroom provides a peaceful retreat and benefits from direct access to a small outside space. The bathroom is neatly presented and complements the overall contemporary feel. The property is offered with no onward chain, and furniture is available by separate negotiation.

Outside, there is a small but valuable private seating area accessed from the bedroom, ideal for a morning coffee or evening unwind. The balcony enjoys attractive views towards Claife Heights, adding a real sense of place and connection to the surrounding landscape despite the low-maintenance setting.

EPC Rating D. Council tax band currently deleted as holiday let.

**DIRECTIONS:** From Windermere village proceed down Lake Road in to Bowness-on-Windermere. Upon entering Bowness take the right turning on to Bank Road which is opposite the left turning for Biskey Howe Road. The Stables is located in the courtyard.

**WHAT3WORDS:**awards.fraction.haunt



- Attractive and well presented apartment, finished to a lovely standard throughout
- Stylish open plan kitchen and living area with modern fitted units
- Separate double bedroom with access to a private outside space
- Bathroom finished to a good standard with bath and overhead shower
- Balcony overlooking Claife Heights, perfect for relaxing views
- Ideal first time buy, second home or holiday let
- No onward chain for a smooth purchase process
- Furniture available by separate negotiation
- Excellent location for walking into Bowness and local amenities
- Easy access to the rest of the Lake District and surrounding attractions

**LIVING ROOM**

8' 11" x 9' 11" (2.73m x 3.02m)

**KITCHEN**

8' 4" x 11' 9" (2.55m x 3.59m)

**BEDROOM**

10' 6" x 12' 0" (3.19m x 3.66m)

**BATHROOM**

4' 10" x 10' 10" (1.47m x 3.29m)

**SERVICES:** Mains electricity, mains gas, mains water and drainage.

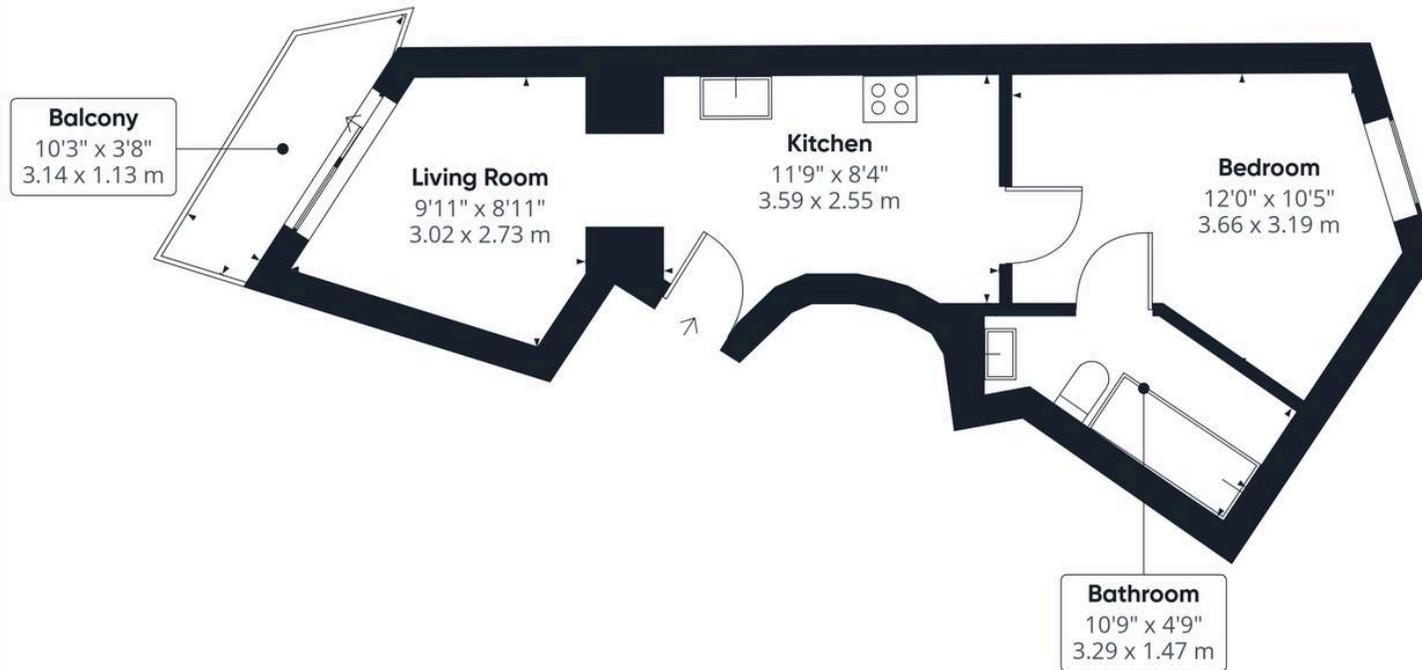
**EPC RATING:** D

**COUNCIL TAX BAND:** currently under business rates.

**TENURE:** LEASEHOLD

**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.





**Approximate total area<sup>(1)</sup>**

329 ft<sup>2</sup>  
30.6 m<sup>2</sup>

**Balconies and terraces**

36 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(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**

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