



Ambleside

£325,000

5 Oaklands, Millans Park, Ambleside, LA22 9AG

Welcome to 5 Oaklands; a charming 2 bedroom ground floor apartment nestled within Millans Park, in a fantastic location in central Ambleside, and with its own allocated parking space. Easily accessible through the tidy communal entrance hall, the apartment comprises 2 bedrooms, family bathroom, a sizeable lounge and a practical kitchen, as well as a spacious storage room and handy utility.

Tucked away in the heart of the bustling Lake District village, 5 Oaklands has the potential to become the perfect weekend retreat, a lucrative holiday let, or your forever home in the National Park.

Quick Overview

- Fantastic central location in Ambleside
- Ground floor apartment
- Beautiful Lake District walks from the doorstep
- Two spacious bedrooms
- Allocated parking space
- Minutes away from local amenities
- Ideal home, holiday let, or weekend retreat
- Well maintained communal gardens
- No chain
- Superfast broadband available



2



1



1



C



Superfast
Broadband
Available



Allocated Parking
for 1 car

Property Reference: AM4181



Living Room



Living Room



Kitchen



Kitchen

Entering into the apartment you will find a large store room by the front door, providing plenty of space to store mountain bikes, walking boots and poles, or even potential for a small home office! Following the hallway through the property you will reach the cozy dual-aspect lounge, the perfect space to unwind with a hot drink after a day of fell walking, or to entertain family and friends, with plenty of space for a dining suite right by the kitchen door.

The part-tiled kitchen is fitted with bright, cottage-style wall and base units, with laminate worktops and ample cupboard space. Practical appliances include an integrated Bosch oven with 4 ring electric hob and cooker hood over, and an inset stainless steel sink with mixer tap. With more space to house a fridge freezer, this little kitchen will soon become the bustling hub of the apartment.

Bedroom 1 is a lovely and light double room, enjoying a spacious built-in wardrobe. Further down the corridor, the second bedroom is currently used as a twin room, with space to become another double room should you wish.

The modern family bathroom has tiled walls and floor, and features a "P" shaped bath with Mira shower over, and a glass shower screen, and also comprises a pedestal wash hand basin, WC, extractor fan and heated towel rail; perfect to warm up after a day out in the unpredictable Cumbrian weather!

A handy utility cupboard can be found at the end of the hallway, and currently houses the gas central heating boiler, with plumbing for a washing machine and additional shelving.

Deceptively spacious, and with an uncommonly good amount of storage for an apartment, 5 Oaklands provides a fantastic opportunity; definitely not one to overlook!

Accommodation (with approximate dimensions)

Entrance Hallway

Living Room 11' 5" x 16' 4" (3.47m x 4.97m)

Kitchen 11' 0" x 6' 1" (3.35m x 1.84m)

Bedroom 1 9' 11" x 13' 8" (3.01m x 4.17m)

Bedroom 2 11' 5" x 6' 11" (3.49m x 2.12m)

Bathroom

Store 6' 6" x 3' 8" (1.98m x 1.13m)

Utility

Property Information

Tenure Leasehold

We understand the property to be leasehold for a term of 999 years from 1989. The Management Company Oaklands (Ambleside) Management Ltd owns the freehold and is formed by the owners of apartments within the Oaklands Development. The current service charge is understood to be £302.00 per quarter. This is understood to include buildings insurance, maintenance of the common parts including the grounds, the building and common areas internally.

Council Tax South Lakeland District Council - Band D

Services The property is connected to mains gas, electric, water and drainage.

Broadband Superfast broadband available - Openreach Network.

Mobile Services Likely service from EE, Vodafone, O2 and Three.

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

Directions Oaklands is located on Millans Park, a quiet residential setting which separates the village centre from Ambleside Park. The property can be approached from Rothay Road onto Compston Road following the one way system turning left immediately before Zeffirellis Cinema. Bear second left into Millans Park and just past Millans Court, Oaklands is found on the right hand side with car parking provision within the grounds.

What3Words ///fabric.climber.bleat

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML) 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 1



Bedroom 2



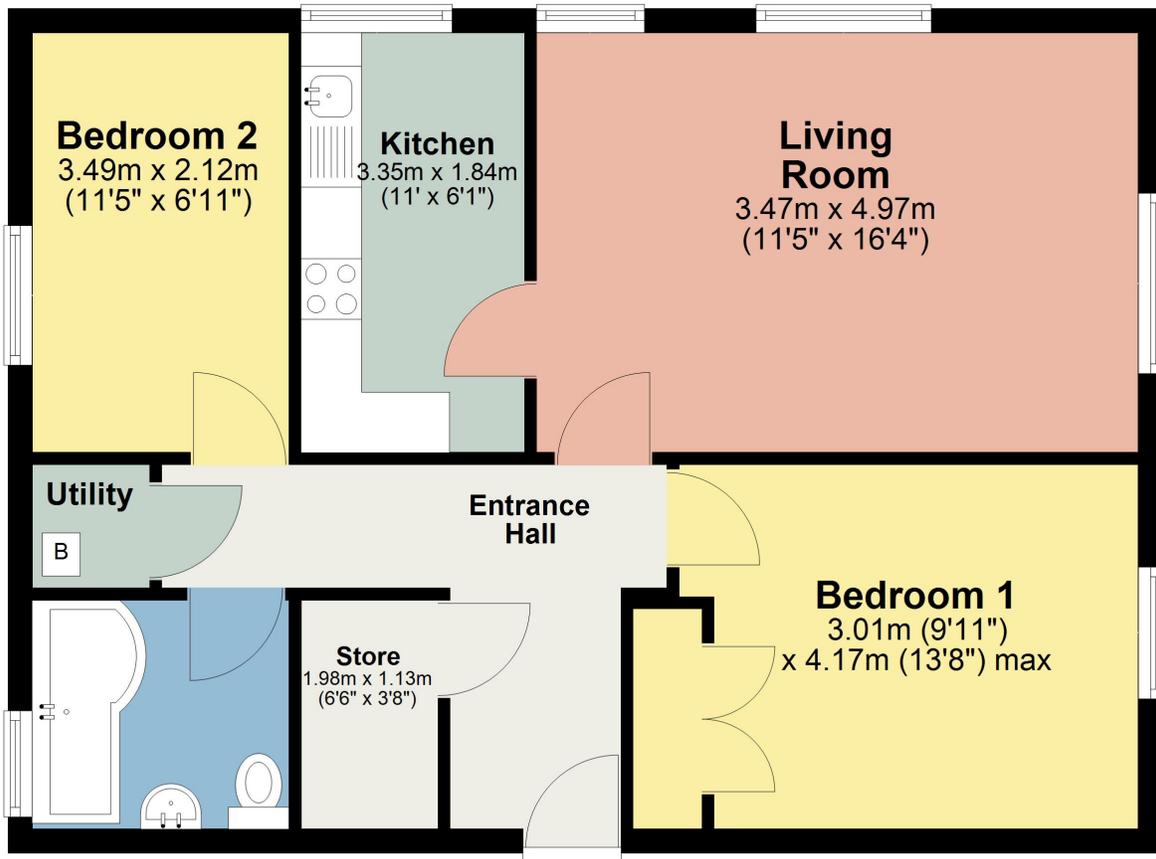
Bathroom



Oaklands

Ground Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 60.0 sq. metres (646.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

5 Oaklands, Millans Park, Ambleside

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 27/02/2026.

Request a Viewing Online or Call 015394 32800