



Flat 25, Alexandra Court Ellerthwaite Road, Windermere
£66,500



Flat 25 Alexandra Court

Windermere

A modern purpose built second floor retirement apartment constructed in 1989 by McCarthy and Stone exclusive for those aged 50 years and over. Located in a quiet residential area within the Lake District village of Windermere offering access to all the local amenities including shops, banks, churches, library, cafes, restaurants, a cinema, Booths supermarket and public transport services.

Nestled in a peaceful residential area, this charming 1 bedroom second-floor apartment offers a comfortable and convenient living space. The property is flooded with natural light through the double-glazed windows, creating a warm and inviting atmosphere. The property boasts a substantial sitting dining room, ideal for entertaining guests or enjoying quiet evenings in while the efficient electric heating system ensures year-round comfort. The kitchen is well-equipped with a built in oven and hob with space for a fridge/freezer and dishwasher, making meal preparation a breeze. The spacious double bedroom provides ample storage and a peaceful retreat. The bathroom complements the living space with a W.C., wash hand basin to vanity and walk in bath. Residents will have the enjoyment of a communal lounge area and also appreciate the proximity to the town centre for shopping, dining, and entertainment options.

Step outside to discover the well-maintained communal gardens surrounding the property, offering a tranquil escape from the hustle and bustle of daily life. The serene outdoor space provides residents with a peaceful setting to relax, socialise, or enjoy a morning coffee. The manicured gardens enhance the overall appeal of the property and create a sense of community amongst residents. Whether strolling through the greenery or hosting a gathering with friends and family, the outdoor space adds value and enhances the quality of life for those lucky enough to call this apartment home.

- Charming second-floor apartment in a peaceful setting
- Secure, private development exclusively for over 50s including communal lounge area
- Bright and airy sitting and dining room
- Well-appointed fitted kitchen
- Spacious double bedroom
- Modern three-piece bathroom with convenient walk-in bath
- Double-glazed windows and electric heating for comfort
- Residents' lift, on-site warden, and communal laundry facilities
- Beautifully maintained communal gardens
- Offered with no upper chain, early viewing is recommended

DIRECTIONS

From our Windermere office proceed on to Lake Road, turn left in to Ellerthwaite Road and bear right opposite the fire station to find the entrance to Alexandra Court on your left hand side.

WHAT3WORDS: ///dash.technical.chatting

SERVICES

Mains electric, mains water, mains drainage.

EPC RATING C

COUNCIL TAX

Currently Band B

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.





SECOND FLOOR

HALLWAY

8' 11" x 3' 1" (2.72m x 0.94m)

LIVING/DINING ROOM

18' 8" x 10' 6" (5.70m x 3.20m)

KITCHEN

5' 5" x 7' 3" (1.64m x 2.20m)

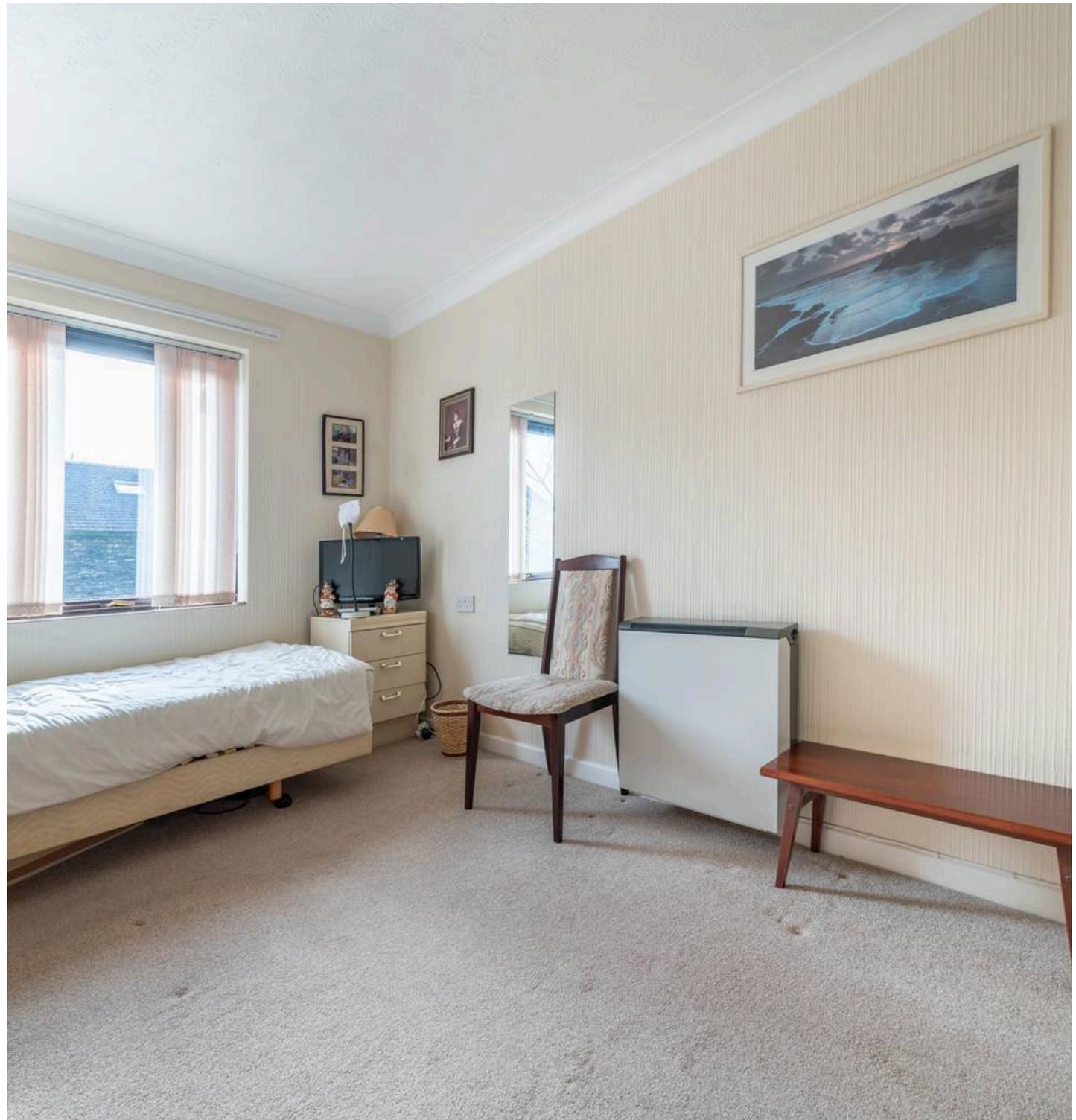


BEDROOM

13' 11" x 8' 8" (4.23m x 2.65m)

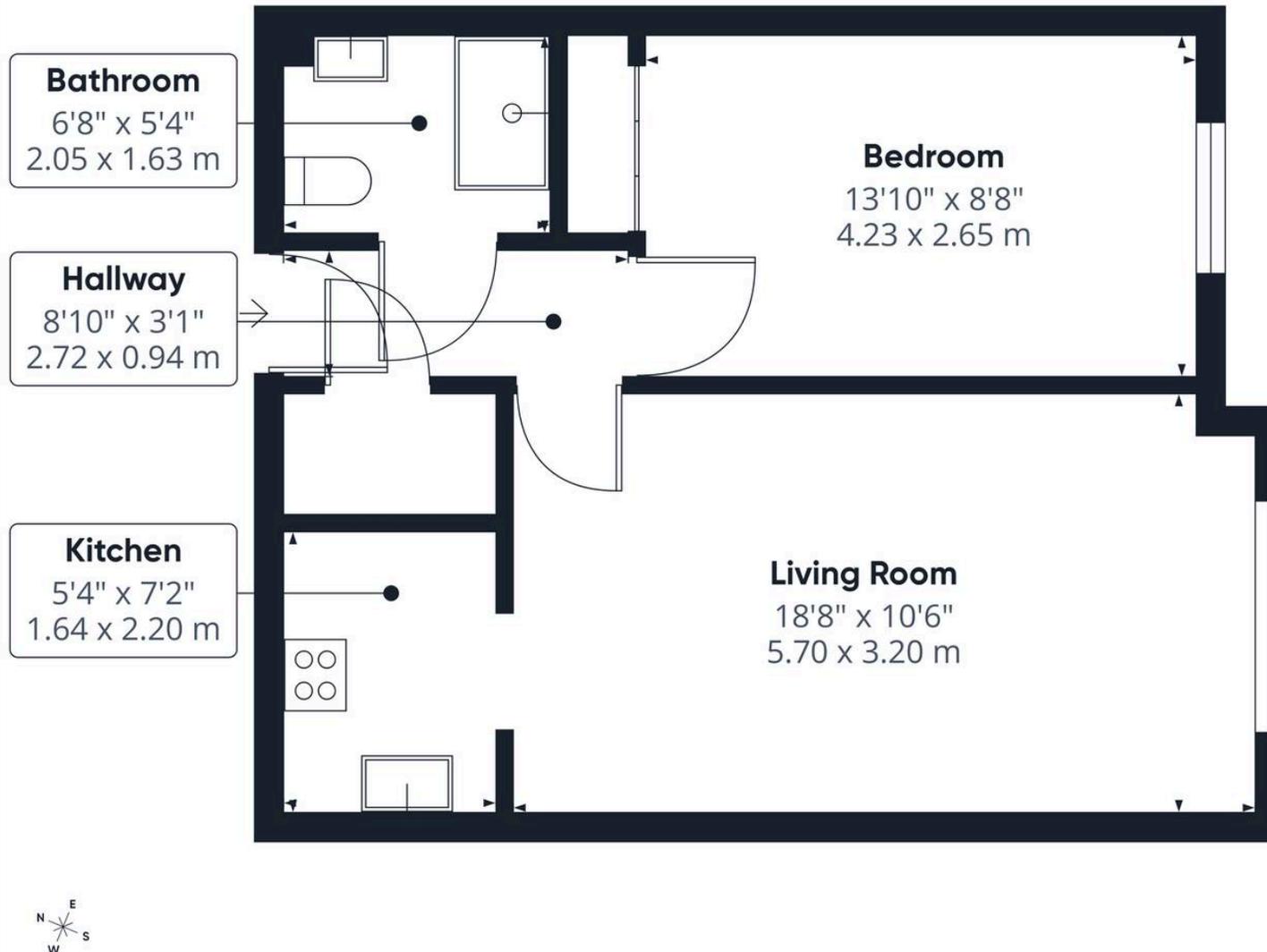
BATHROOM

6' 9" x 5' 4" (2.05m x 1.63m)









Approximate total area⁽¹⁾

450 ft²
41.7 m²

(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

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.