



7 College Court Main Road, Windermere  
£299,950



## 7 College Court, Main Road, Windermere

A well presented two bedroom duplex apartment set in the heart of Windermere, one of the Lake District's most sought-after locations. Windermere offers a vibrant village atmosphere with a wide range of independent shops, cafés, restaurants and local amenities, all within easy reach and within walking distance of train station and bus station. The property is ideally positioned for access to Lake Windermere and the wider Lake District National Park, making it perfect for those looking to enjoy the surrounding fells, scenic walks and outdoor lifestyle.

The first floor provides a bright and welcoming living/dining room with a light, airy feel, creating an ideal space to relax or entertain. The modern kitchen is well laid out and practical. The stylish shower room is finished to a contemporary standard.

The second floor offers two comfortable bedrooms, including a principal bedroom with en-suite facilities. Both rooms enjoy a pleasant outlook, with views towards the surrounding Lakeland fells adding to the appeal.

Externally, the property benefits from an allocated parking space and access to a shared courtyard with seating, providing a pleasant spot to sit out. There is also a communal grassed area nearby for residents to enjoy.

**SERVICES** Mains electric, mains water and mains drainage

**COUNCIL TAX CURRENTLY BUSINESS RATES**

**EPC RATING D**

**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.



**HALLWAY**

4' 10" x 3' 3" (1.48m x 1.00m)

**HALLWAY**

3' 6" x 3' 3" (1.06m x 0.98m)

**LANDING**

17' 7" x 6' 9" (5.35m x 2.05m)

**LIVING ROOM**

12' 11" x 14' 4" (3.94m x 4.37m)

**SHOWER ROOM**

6' 9" x 6' 1" (2.05m x 1.86m)

**KITCHEN**

7' 11" x 7' 3" (2.41m x 2.21m)

**LANDING**

3' 8" x 3' 3" (1.11m x 1.00m)

**BEDROOM**

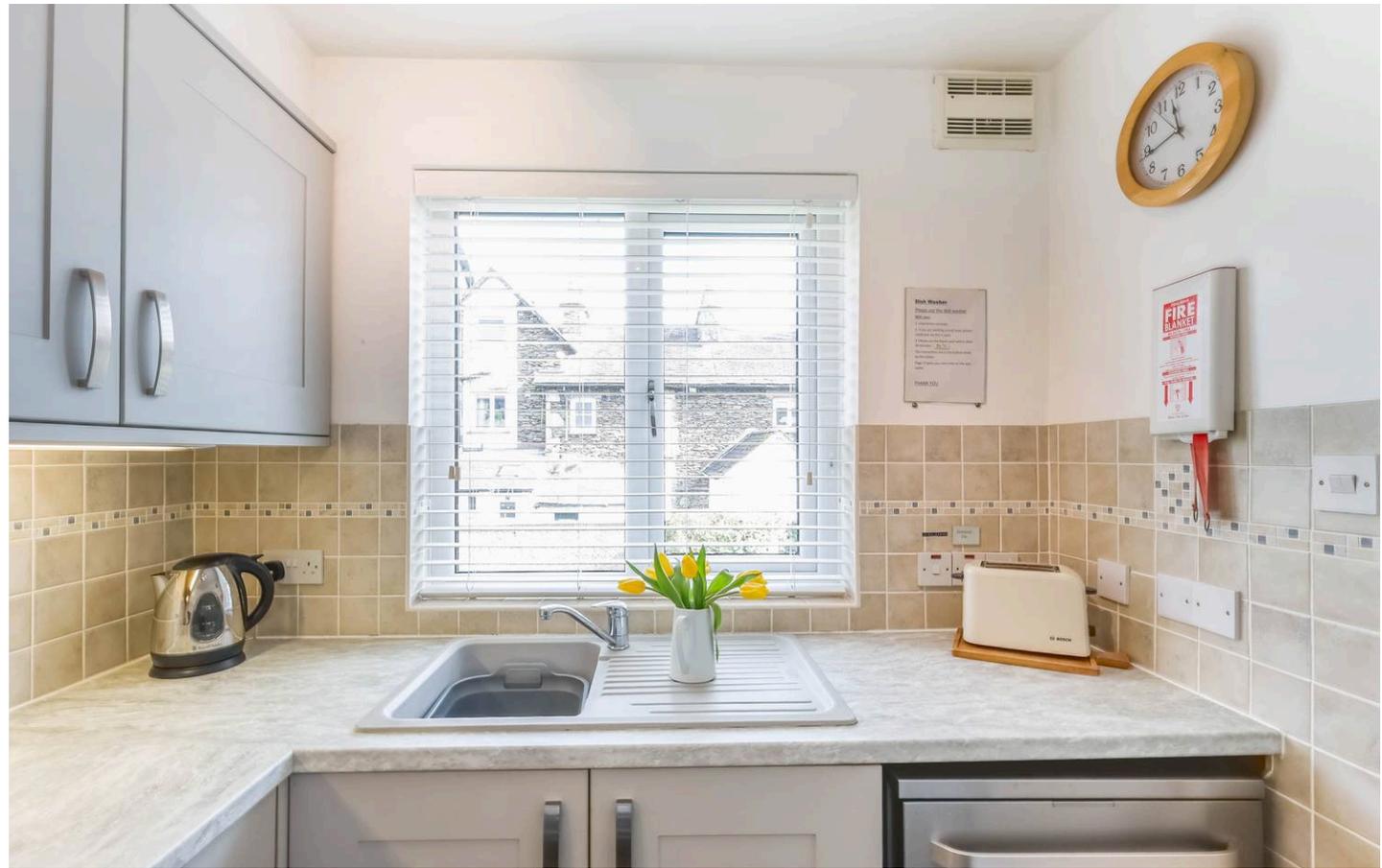
9' 8" x 10' 9" (2.95m x 3.28m)

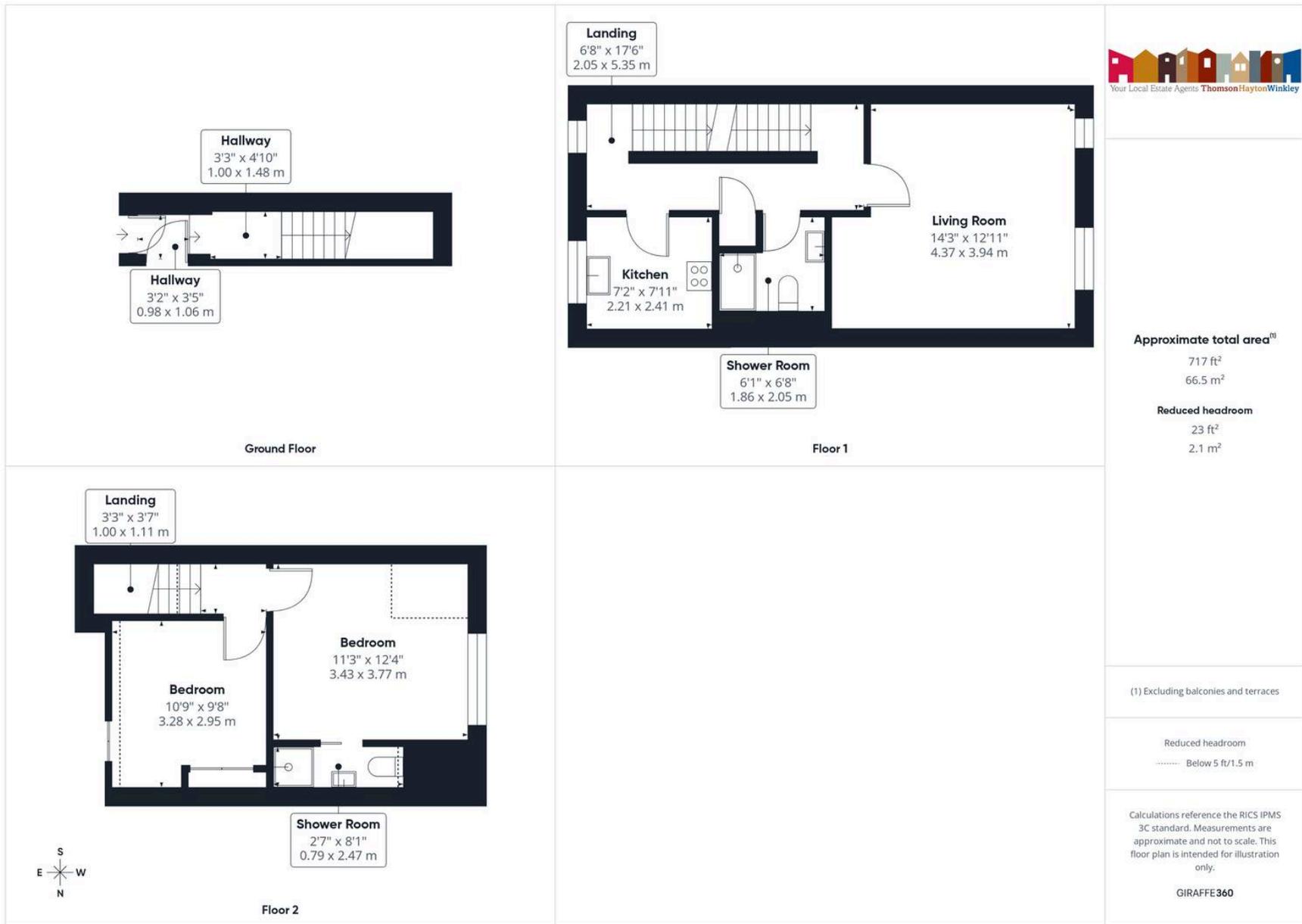
**BEDROOM**

12' 4" x 11' 3" (3.77m x 3.43m)

**SHOWER ROOM**

8' 1" x 2' 7" (2.47m x 0.79m)





# THW Estate Agents

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