

# Ambleside

**£375,000**

Rothay, 14 Lakelands, Lower Gale, Ambleside, LA22 0BD

Rothay, 14 Lakelands is situated on the top two storeys of the distinctive and popular Lakelands development, and enjoys the most spectacular views across Ambleside, and also benefits from an allocated car parking space. The apartment is located just a short stroll from the centre of the village which provides a range of shops, restaurants, traditional Lakeland inns, cinemas etc.

Whether you are looking for a private weekend retreat, a holiday let or even a permanent residence then this is an ideal opportunity which is highly recommended for early viewing.

## Quick Overview

- Spacious two storey apartment
- Convenient central location in Ambleside
- Perfect opportunity for a holiday let, second home, or permanent residence
- Superb Westerly views from all of the principal rooms
- Private balcony
- Access to leisure facilities
- Close proximity to local amenities
- Allocated parking space
- No chain
- Ultrafast Broadband available



2



2



1



D



Ultrafast  
Broadband  
Available



Allocated  
Parking

Property Reference: AM4190



Panoramic Views



Living Room



Breakfast Kitchen



Views from Balcony

The welcoming hallway gives access to the lower floor of the apartment, which includes the open plan living room and breakfast kitchen and a downstairs shower room. The hallway has plenty of built-in storage space, ideal for stashing walking poles and boots after exploring the Lake District Fells. From here, you may wander through into the bright and spacious living room, which is flooded with natural light from the large windows. This apartment enjoys outstanding panoramic views over the whole village, Loughrigg Fell, Fairfield Horseshoe, and even to Lake Windermere in the distance!

The kitchen is fitted with cream wall and base units, with wood-effect laminate worktops, and has space for a small dining table; though why would you want to eat indoors, when there is a private balcony! A glazed sliding door opens onto the balcony, a perfect spot to enjoy a morning coffee, or glass of wine on an evening, whilst taking in the fantastic views over Ambleside. This handy kitchen has space and plumbing for an undercounter washing machine and dryer, and integrated appliances include the Beko oven and Bosch 4 ring induction hob, with Bosch cooker hood over, inset stainless steel sink and Bosch microwave.

The three-piece downstairs shower room is modernly decorated, and includes a spacious walk-in cubicle with Aqualisa rainfall shower and handheld showerhead, wall-hung basin, WC and electric chrome heated towel rail.

Stairs lead to the first floor landing, which has useful built-in storage cupboards, one half housing the water cylinder.

Bedroom 1 is a large double room, with an apex window overlooking the church, Loughrigg and the Fairfield Horseshoe beyond; a view that you'll surely never tire of seeing. The room is fitted with a built-in wardrobe and dressing table with drawers and shelving, so there is no need to worry about storage space; this apartment has plenty!

Bedroom 2 is currently used as a twin room, and benefits from the exact same built-in furnishings as bedroom 1, with the same beautiful views over Ambleside and it's surroundings.

Another spacious shower room can be found on this floor, and enjoys lovely natural light from the skylight above. The room is fitted with a large combination vanity unit, wash hand basin and WC, Grohe corner shower unit with rainfall and handheld shower heads, and a chrome electric heated towel rail.

**Accommodation (with approximate dimensions)**

Entrance Hallway 6' 1" x 15' 5" (1.87m x 4.70m)

Living Room 17' 3" x 11' 9" (5.26m x 3.59m)

Kitchen 9' 6" x 11' 8" (2.91m x 3.57m)

Private Balcony

Downstairs Shower Room

Upstairs Landing 6' 2" x 7' 7" (1.89m x 2.33m)

Bedroom 1 11' 9" x 11' 8" (3.60m x 3.57m)

Bedroom 2 11' 9" x 11' 8" (3.60m x 3.57m)

Upstairs Shower Room

## Property Information

### Tenure Leasehold

We understand the property to be Leasehold for a term of 999 years from 1989.

**Business Rates** We understand the property to have a rateable value of £3,400 with the amount payable to Westmorland and Furness Council being £1,696.60, though the current owners enjoy the benefit of Small Business Rate Relief.

**Services** The property is connected to mains electricity, water and drainage, and uses electric heating.

**Management** The purchaser will become a shareholder in Ambleside Overview Limited (the Management Company set up to run the affairs of this purpose built development).

The Annual Fee for 2025 is £3,300. This includes the repair and maintenance of the main building, communal areas, the lift, administration fees and gardening. The fee includes a water charge allowance and buildings insurance. The fee includes a contribution of £300 to the Sinking Fund. There is no Ground Rent payable.

We are given to understand that weekly passes may be available to purchase for use of the leisure facilities which include a swimming pool.

Ambleside Overview Limited owns the Freehold and the owners of the 17 individual properties each hold one share in the company. We understand there is a substantial sinking fund already established to cover any exceptional future repairs.

**Broadband** Ultrafast Broadband available - Openreach and Fibur networks.

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

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

**Directions** The Lakelands occupies an elevated position above the village of Ambleside and enjoys breathtaking panoramic views across Loughrigg to the west and up to Fairfield in the north. By car, take Lake Road out of Ambleside turning left on to Old Lake Road and then left again into Low Gale continuing up to Lower Gale where The Lakeland's development can be found on the left hand side. There is a car parking space allocated to this apartment here and lift access to all floors. There is an alternative pedestrian short cut access which is available from the centre of Ambleside in the market square.

**What3Words** ///states.backed.balanced

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

**Note** Please be aware that this property is currently a holiday let, and the owner wishes for any existing bookings to be taken on by the prospective buyer.

**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



View from Bedroom 1



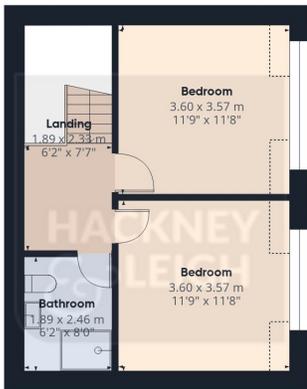
Bedroom 2



Upstairs Bathroom



Floor 0



Floor 1



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

80 m<sup>2</sup>  
862 ft<sup>2</sup>

**Reduced headroom**

3.5 m<sup>2</sup>  
37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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 23/03/2026.

Request a Viewing Online or Call 015394 32800