A recently modernised 2 bedroom purpose built flat located within the centre of Windermere village benefiting from Garage and parking for 1 vehicle.

Extremely well presented second floor flat with accommodation of Living Room, modern fitted Kitchen, 2 Bedrooms and modern fitted bathroom. Views towards Claife Heights and the Lakeland Fells from Coniston Old Man to the Langdale Pikes.
**Location:**
Conveniently located within the centre of Windermere ideally situated for all local amenities. On entering Windermere village on New Road from Bowness, continuing on Main Road, Lupton Court can be found immediately after Windermere filling station on the left. Garage and parking is accessed down the side of the development to the rear.

**Accommodation:** (with approximate measurements)

- **Shared ground floor entrance hall**
  - Access for front and rear, private post box.
- **Staircase leads to second floor**
- **Landing**
  - Private lockable storage cupboard and flat entrance.
- **Private Entrance Hall**
  - Telephone entry point, storage cupboard. Airing cupboard housing modern combination boiler.
- **Living Room**
  - 20' 1" x 10' 11" (6.12m x 3.33m)
  - Good sized room with views to the front over rooftops towards Orrest Head and outlook from side window to School Knott. Sky television point and telephone point. Dining Area.
- **Kitchen**
  - 15' 10" x 15' 2 max" (4.83m x 4.62m)
  - Fitted to a good standard with modern base and wall units, Diplomat cooker and 4 ring ceramic hob, stainless steel cooker hood, integrated fridge freezer, stainless steel sink unit. Modern down lighting.

**Description:**
Lupton Court is a purpose built block of 6 flats constructed in 1977. Number 5 is located on the second floor and has been updated to a good standard with accommodation of good sized living room, modern fitted kitchen, 2 bedrooms and recently refitted bathroom. The apartment benefits from gas fired central heating and uPVC double glazed windows offering front views over the village rooftops and to the rear fine outlook towards Claife Heights and the Lakeland fells.

To the rear of the block is a mid terraced single garage with parking space immediately to the front.

Please Note: Holiday letting is not permitted within this development.

For a Viewing Call 015394 44461
Bedroom 1
15' 10" x 11' 1" (4.83m x 3.38m)
Pleasant aspect over towards Claife Heights and the Lakeland fells from Coniston Old Man to the Langdale Pikes. Spotlights. Sky television point.

Bedroom 2
9' 9" x 9' 3" (2.97m x 2.82m)
Aspect towards Claife Heights and the Lakeland Fells from Coniston Old Man to the Langdale Pikes. Sky television point.

Bathroom
A modern white suite of Jacuzzi bath with Triton electric shower over, vanity wash basin and WC. Stainless steel heated ladder towel rail, medicine cabinet and partial tiling to walls. Contemporary light fittings, including feature lighting and access to roof space.

Outside:
Single garage in the block to the rear with parking space in front.

Services:
Mains electricity, gas, water and drainage connected. Gas fired central heating installed.

Council Tax Band:
South Lakeland District Council Band C

Tenure:
Long leasehold for 999 years from 1977. There is a management company for the 6 flats and they are responsible for the upkeep of the external areas, gardening, maintenance, insurance etc. An annual contribution is collected from the 6 flats to cover the cost with the amount being approximately £212.00 paid quarterly for 2016/2017.

Viewing:
Strictly by appointment with Hackney & Leigh, Windermere Office.

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

www.hackney-leigh.co.uk
A thought from the owners... Private parking in the centre of Windermere is invaluable.

Approx Gross Floor Area = 687 Sq. Feet
= 63.68 Sq. Metre

For illustrative purposes only. Not to scale.