



Grasmere





£200,000

Bracken Fell
7 Beck Allans, College Street
Grasmere
Cumbria
LA22 9SZ

Perfect as an easily managed bolt hole or holiday let, this lovely apartment is quietly tucked away and yet remains in the heart of the village.

Enjoying very pleasant views of the surrounding fells, this 1st floor apartment includes an open plan living room/kitchen, bedroom with en suite bathroom, private parking and communal grounds in a lovely setting. With all of the facilities of Grasmere on the doorstep and the lake shore and high fells just beyond, the location is perfect.

Property Ref: AM3425

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Sitting Area

Location Beck Allans is located in a delightful position at the centre of Grasmere Village and is yet tucked away from the main thoroughfares. From our office in Ambleside head north on the A591 to Grasmere passing Rydal Water and Grasmere Lake along the way. Upon reaching the roundabout take the first exit into the village. On entering the village follow the main road, passing the church and famous 'Grasmere Gingerbread' shop on the right hand side, and the entrance to Beck Allans is the next turning on the right after The Wordsworth Hotel. Once you have entered the drive, the allocated parking space can be found immediately to the right.

Description Beck Allans is believed to have been constructed in the 1850's as an impressive home for a Manchester business man who appreciated the beauty of this splendid location. In about 1970 the property was then converted to its present use with Bracken Fell itself, being a purpose built addition in 1994 constructed over a double garage (not owned by the property).

Perfect as a lock-up and leave weekend retreat or a holiday let, the double glazed apartment is offered as seen with furniture and fittings all included (excluding bedding as this is supplied by the laundry). Onward holiday let bookings are available if desired or vacant possession can be offered.

Accommodation (with approximate dimensions)

Entrance Hall With a built in cupboard perfect for the storage of wet coats and muddy boots and a double radiator.

An open staircase leads to

First Floor

Open Plan Living Room / Kitchen 13' 3" x 12' 9" (4.04m MAX x 3.89m)

Living Area Having a television point, space to dine, a double radiator and lovely views over the gardens to the fells beyond.

Kitchen Area With a range of base units with complementary wood effect work surfaces with integrated dual gas hob, Gyroflo oven and stainless steel sink with mixer tap and drainer, and part tiled walls.

Bedroom 10' 0" x 8' 9" (3.05m x 2.67m) A bright double room with two windows, one of which is a Velux overlooking the garden, a built in vanity unit with storage drawers beneath and having a mirror and light over and built in bedside units. Built in storage cupboard and a radiator.

En-suite Bathroom With a three piece suite comprising a bath with mixer tap and shower attachment, vanity sink unit with mirror over and integrated shaver point and storage below and WC. The walls are fully tiled and there is an Addvent extractor and fan heated towel rail

Outside The property benefits from a private parking space for one vehicle and use of the communal laundry room and gardens.

Tenure Leasehold. A new lease will be granted for a term of 999 Years.

The service charge for 2016 is understood to be £205.32 per month which includes gas, electricity, water, buildings insurance, external



Bedroom

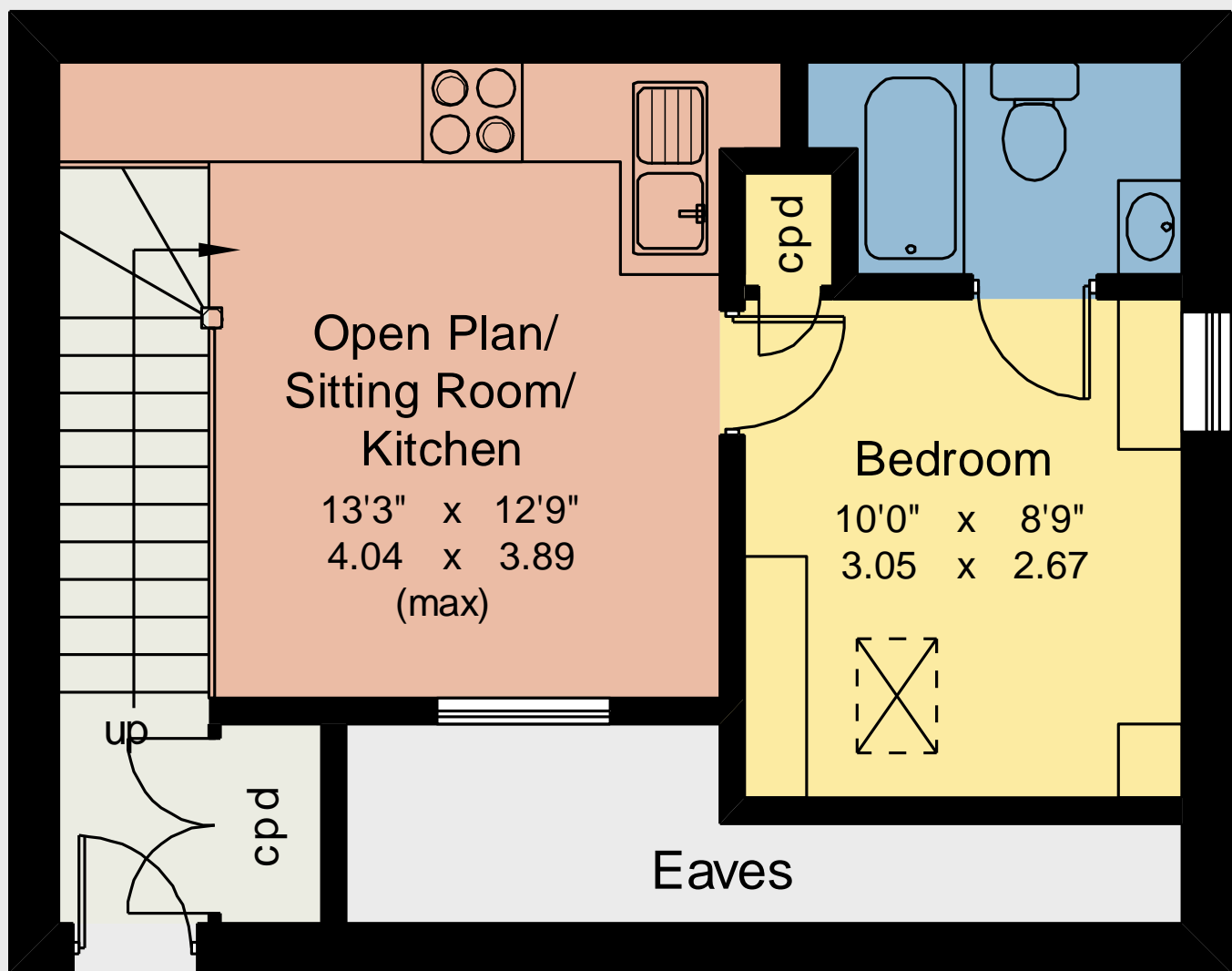
repairs and the upkeep of the laundry room contents. It also includes a contribution towards the sinking fund. Please note that drainage and business rates are not included in the service charge.

Services The property is connected to mains gas, electricity, water and drainage. The property has its own central heating system but the gas charge for this is included in the monthly service charge. The amount payable for all of the apartments at Beck Allans is apportioned according to floor area. Bracken Fell is liable for 6.47%

Business Rates The property currently has a rateable value that is shared with another property (number 3) so a new valuation by the Valuations Office Agency would be required.

Viewings Strictly by appointment only with Hackney & Leigh, Rydal Road, Ambleside, Telephone 015394 32800

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



Approx Gross Floor Area = 328 Sq. Feet
 (Excluding Eaves) = 30.41 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.