



Bowness

£157,500

3 St Martins Court, St Martins
Parade
Bowness On Windermere
Cumbria
LA23 3GQ

A fabulous 2 bedroomed first floor apartment discretely hidden away but with pleasant aspect over the village rooftops with the added advantage of secured, covered parking for 1 car. Local occupancy condition applies.

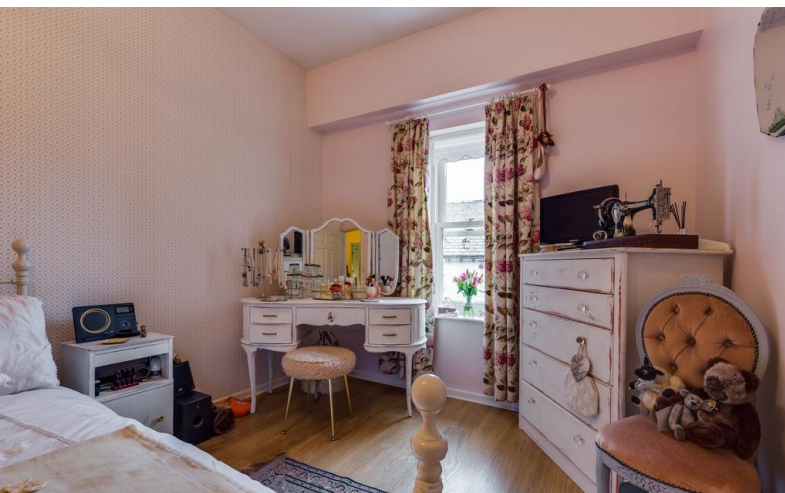
The property is offered at a discounted price under the Government initiative for affordable housing, offering the opportunity for the new owners to buy at 70% of the full market value, provided their circumstances comply with the local authority requirements.

Property Ref: W5065





Bedroom 2



Bedroom 1

Description: St Martins Court is a small development of similar affordable local apartments constructed to an excellent standard in 2008 by Applethwaite Ltd (incorporating Robert Hughes Ltd). The development formed a part of the wider Royal development with access to this part found directly opposite Bowness Post Office, St Martins Parade.

No. 3 is immaculately presented and has its own private entrance, located on the first floor and has a pleasant aspect over the village rooftops. The position of the apartment creates a surprisingly quiet and private location yet in the very centre of the thriving, tourist village of Bowness. The accommodation comprises of private entrance hall, open plan lounge-kitchen with pleasant aspect, 2 bedrooms with

fitted furniture and a bathroom. It has a designated, secure, undercover parking space in a nearby part of the building.

A local occupancy clause exists on this property, please ask for more information.

Location: St Martins Court can be found at the rear of The Royal development in the centre of Bowness village, excellently positioned for all the surrounding amenities. The development can be found just ahead of the mini roundabout in the centre of Bowness. For the secure underground parking, from Crag Brow turn right at the mini roundabout then bearing first left, the car park can be found first left again. Pedestrian accesses is gated opposite Bowness Post Office.

Accommodation: (with approximate measurements)

Communal Entrance Hall Steps lead to

Private Entrance Hall Storage cupboard and door leading to hallway, oak flooring. Entry phone system.

Open Plan Living/Kitchen 18' 5 max' x 16' 6 max' (5.61m x 5.03m) A good sized room with views over the rooftops, Oak flooring, television and telephone point and electric storage heater. Space for dining table.

Kitchen area; with a modern range of fitted wall and base units, part tiled walls, inset stainless steel sink unit, Electrolux electric oven and hob with extractor fan over, plumbing for washing machine. Inset lighting.



Bedroom 1

Bedroom 1 16' 8" x 9' 0" (5.08m x 2.74m) Oak flooring, wall mounted electric storage heater.

Bedroom 2 12' 6" x 6' 1" (3.81m x 1.85m) Oak flooring, wall mounted electric storage heater. Built in wardrobe and loft hatch.

Bathroom 3 piece white suite of pedestal wash hand basin, wc and bath with Bristol shower over. Part tiled walls, tiled flooring. Extractor fan and heated towel rail.

Outside: Designated car parking space in the secure underground car park of the adjoining The Royal development.

Council Tax: South Lakeland District Council - Band C

Services: Mains water, drainage and electricity. Economy 7 electric heating, electric panel heaters to all rooms.

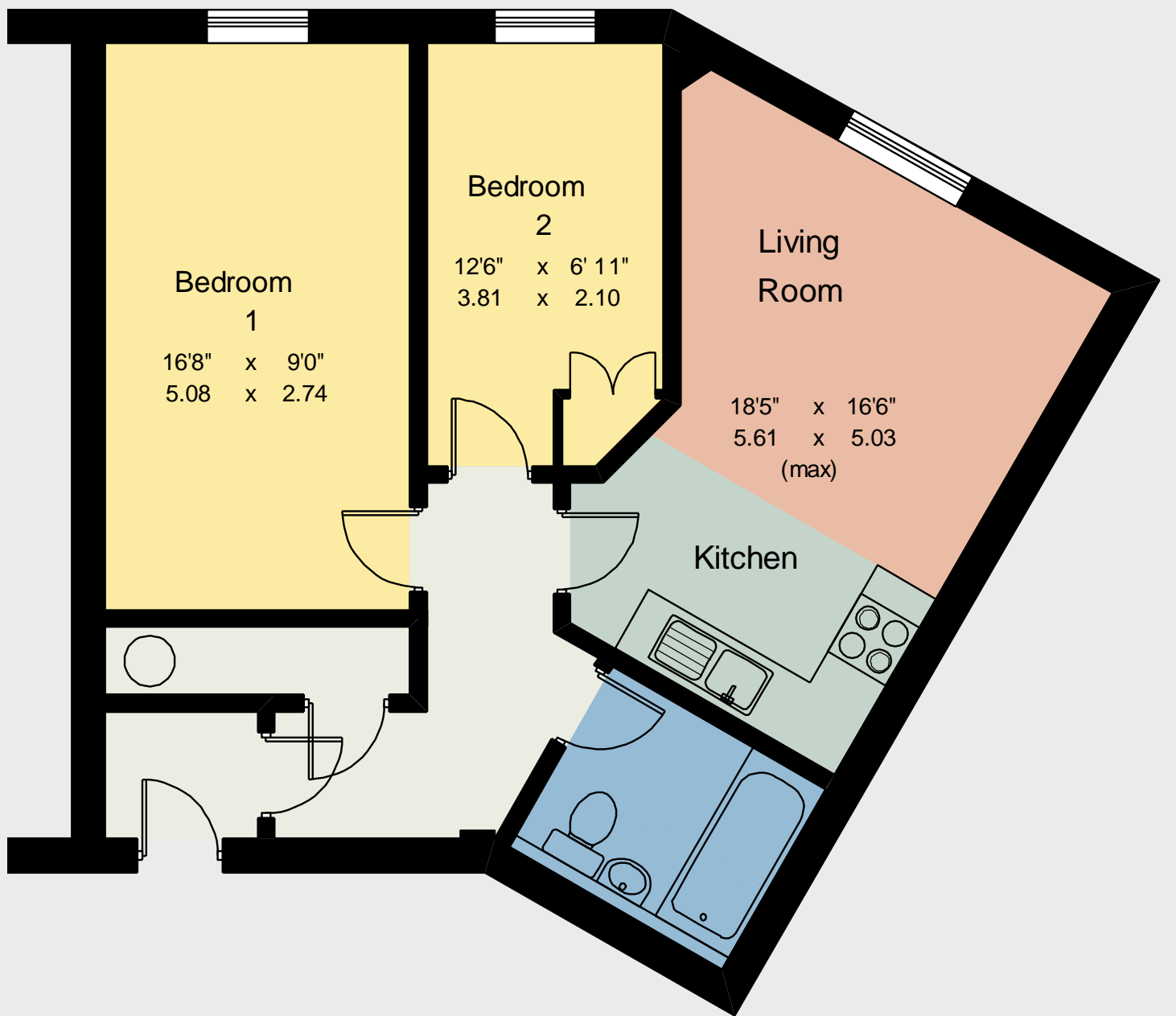
Tenure: Leasehold for the residue of a 999 year lease subject to an annual charge of £1600 for 2020, including the buildings fund, building insurance, service charge and management charge. Shared ownership was introduced to help people who cannot afford to buy a home outright and prospective Assignees must be approved by Impact Housing Association.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.



Bathroom

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



Approx Gross Floor

Area = 594 Sq. Feet

= 55.06 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 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.