



Windermere

£114,995

36 Mill Rise
Windermere
Cumbria
LA23 2LY

With great views over School Knott. This 1 bedroomed apartment provides an opportunity for someone wanting to downsize or a someone purchasing their first home. The property is located in a quiet cul de sac on the edge of the village and comes with private parking. Local occupancy applies.

Property Ref: W5323





Living Room



Kitchen

Description: A Modern purpose built first floor flat having cavity walls with roughcast rendering under a pitched tiled roof built in 1989. The flat benefits from modern uPVC double glazing and electric heating but could do with a bit of modernisation although is neatly presented. A good sized flat ideal for a first time buyer or perhaps those down sizing. The property is within walking distance to the scenic School Knott which has unrivalled views of Lake Windermere and the surrounding fells.

The property has an occupancy clause which restricts the sale to purchasers who have lived and worked within Cumbria for the past 3 years.

Location: Situated in a pleasant cul de sac located within 1/2 mile of the village centre and close to local bus routes. From Windermere Village, take the turning into Oak Street, third left onto Droomer Drive, follow Droomer Drive round turning right into Droomer Lane then up into Mill Rise, up and around to the left and No. 36 is at the head of the cul de sac on the left.

Accommodation: (with approximate measurement)

Ground Floor Private entrance hall with stairs to first floor and night storage heater.

Landing Airing cupboard with pre insulated cylinder with dual immersion on economy 7 heating controls, access to roof space.

Living Room 18' 7" x 11' 9" (5.66m x 3.58m) A good sized room with 2 windows giving far reaching views across neighbouring properties to School Knott beyond. Night storage heater, TV and telephone point, built in cupboard.

Kitchen 10' 9" x 6' 2" (3.28m x 1.88m) Fitted wall and base units, inset stainless steel sink unit, part tiled walls, plumbing for washing machine.



2018 Ordnance Survey 00756247

Bedroom 10' 10" x 8' 9" (3.3m x 2.67m) Night storage heater

Bathroom A three piece suite of bath with Jetmaster shower over and glazed shower screen, pedestal wash basin and wc. Dimplex fan heater, part tiled walls and medicine cupboard.

Outside Designated parking for 1 car.

Services: Mains gas, water and electricity. uPVC double glazed windows.

Council Tax Band: South Lakeland District Council - Band B.

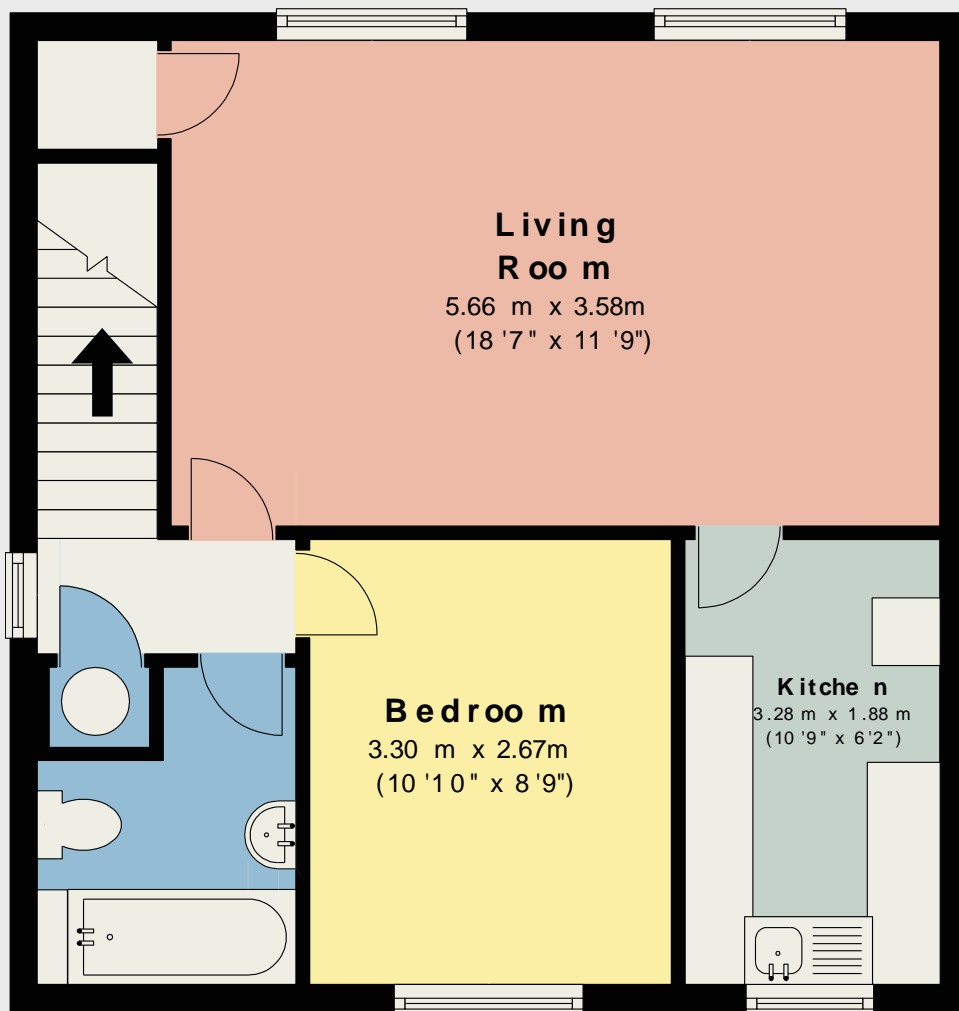
Tenure: Leasehold. Subject to the remainder of a 999 year lease dated the 31st July 1989 and pays an annual ground rent and 1/4 share of the Block Building Insurance which amounted to £217.69 for 2018/19. The property must be used only as a private dwelling and has a Local Occupancy Clause restricting the sale to purchasers who have lived or worked within Cumbria for the past 3 years. "There is a clause in the lease which states the property cannot be sublet and therefore must be the occupants home".



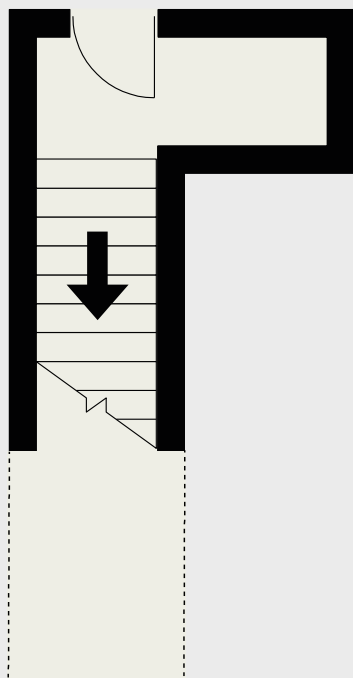
Bathroom

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

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



First Floor



Ground Floor

Total area : approx. 51.4 sq. metres (552.9 sq. feet)

For illustrative purposes only. Not to scale. REF W5323