

40  
YEARS

1982 - 2022

HACKNEY  
& LEIGH



## Bowness On Windermere

£325,000

32 Windward Way, Windermere Marina, Bowness On Windermere, Cumbria, LA23 3BF

A beautifully appointed 2 bedroomed penthouse apartment situated on the second floor which has the enviable waterfront location in the vibrant Windermere development. A successful holiday let this stylish property boasts a fantastic southerly aspect overlooking the Marina.

Built by a well respected local builder in 2006 to a high specification with open plan living room, vaulted ceiling attractive bathroom suite and contemporary fitted kitchen with integrated appliances. A perfect luxury holiday home in an idyllic location.

### Quick Overview

2 Bedroomed luxury penthouse apartment  
1 reception room and  
1 bathroom

Exclusive waterfront location in vibrant  
Windermere Marina Village  
No chain

Close to village amenities of Bowness on  
Windermere

Exceptionally high standard specification  
Fantastic holiday let or 2nd home  
Allocated parking space

Superfast Broadband speed 77mpbs available\*



2



1



1



C



Superfast  
Broadband



Off road  
parking

Property Reference: W5845



Living Room



Open Plan Living Room-Kitchen



Kitchen



Open Plan Living Room-Kitchen

**Location** Conveniently located just out of Bowness centre and close the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the right into Windermere Marina, bear immediately right at reception follow the road around and no.32 can be found after a few hundred metres on the left hand side parking immediately to the rear of the property.

**Description:** A delightful 2 bedroomed penthouse apartment situated on the second floor in the popular Windermere Marina development built by renowned local firm Robert Hughes Ltd in 2006. The property is fitted and appointed to an exceptionally high standard with hardwood double-glazed windows, external doors, luxury bathroom, kitchen fittings and gas-fired central heating. The property has a fantastic, elevated, southerly aspect from the living area overlooking the marina. The property comprises of hallway, open plan living room with fantastic elevated southerly aspect over Windermere Marina, well equipped kitchen area, 2 bedrooms and a modern fitted shower room.

There is a dedicated parking space to the front of the property which was previously a successful holiday let through Windermere Marina.

Windermere Marina Village was originally developed in the 1960s and further extended in both the 1980s and 2000s. With apartments, Townhouses, Boathouses and The Boathouse Bar and Restaurant on site. all stone built with traditional rough cast render and slate finishes surround a modern 400 berth marina to create a secluded and relaxed environment just less than a mile to the south of Bowness on Windermere.

**Accommodation:** (with approximate measurements)

**Hallway**

**Open Plan Living Room** 22' 9" x 14' 6" (6.93m x 4.42m)

**Kitchen Area**

**Bedroom 1** 12' 0" x 9' 9" (3.66m x 2.97m)

**Bedroom 2** 11' 8" x 8' 8" (3.56m x 2.64m)

**Shower Room**



**Outside** Dedicated parking space to the front.

**Business Rates:** The property has a Rateable Value of £3,200.00 with the amount payable for 2023/2024 being £1,568.00. Please note small business rates relief may apply.

**Services:** Mains gas, electric, water and drainage. Gas-fired central heating to radiators and hard-wood double-glazed windows.

**Tenure:** Leasehold- The remainder of a 250 year lease from 2006. There is a service charge levied on the property including ground rent and shared maintenance of the communal areas on the site in the order of £2,316.00.

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

**Energy Performance Certificate:** The full energy performance certificate is available on our website or at any of our offices.

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 1st September 2022 - not verified.



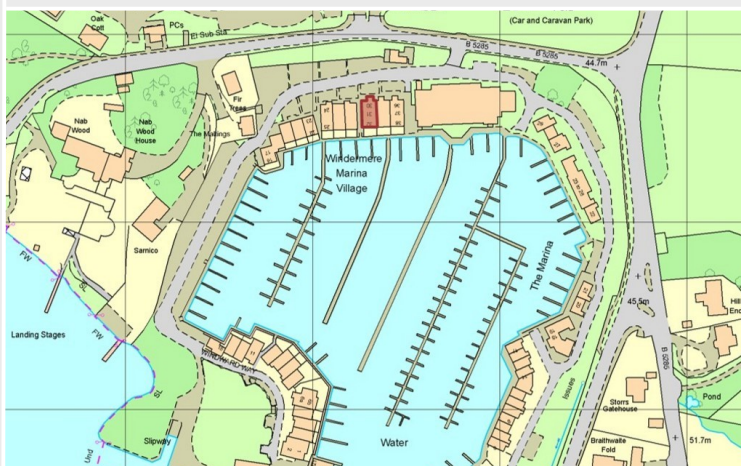
Bedroom 1



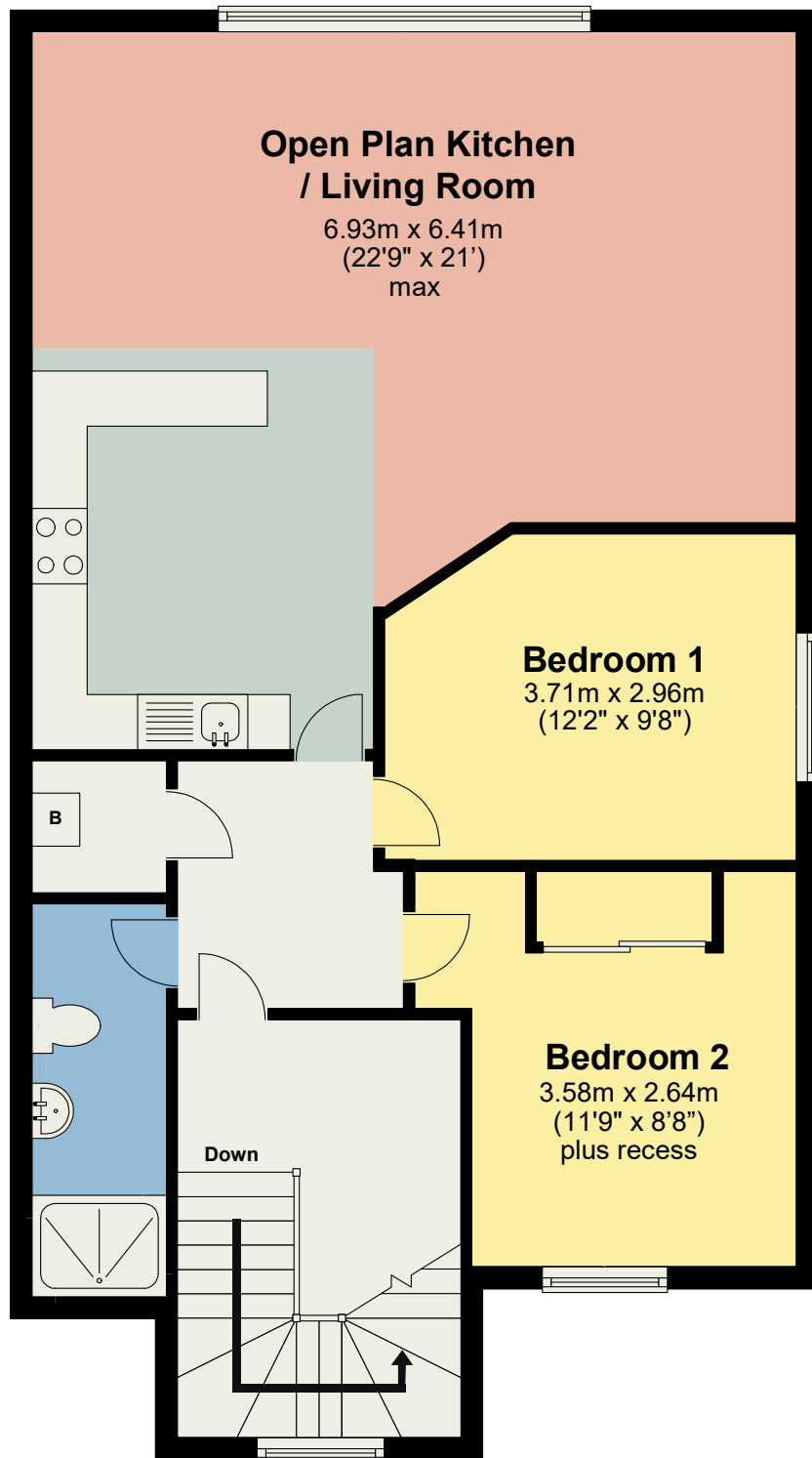
Rear Elevation



Outlook



2010 Ordnance Survey 116400



**Total area: approx. 79.2 sq. metres (852.9 sq. feet)**

For illustrative purposes only. Not to scale. REF: W5368

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 01/09/2022.

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