



203 Elleray Gardens, Windermere
Asking Price £85,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk



ACCOMMODATION

203 Elleray Gardens is a well proportioned purpose built second floor retirement apartment exclusive for those aged 55 years and over and would suit for sole occupancy. The apartment is centrally located in Windermere village convenient for the local amenities which include public transport services, Boots supermarket, Boots the chemist, a variety of shops, cafes and restaurants, a bank, post office and church to name a few and is situated within easy reach of the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

The apartment provides secure living arrangements and comprises an entrance hall with airing cupboard and storage cupboard, sitting/dining room, kitchen, bedroom and a bathroom. There are emergency pull cords in every room which alert the resident warden and the property benefits from double glazing and electric heating.

The communal areas include a residents lounge, a laundry room, a guest suite for overnight visitors and a landscaped garden. There is development residents parking and visitor parking.

ENTRANCE HALL

13' 7" max x 12' 9" max (4.15m x 3.89m)

Electric storage heater, built in airing cupboard housing hot water cylinder, built in cupboard, fridge freezer, loft access, entry phone.

SITTING/DINING ROOM

15' 7" max x 12' 4" max (4.77m x 3.76m)

Two double glazed windows, electric storage heater, coving, television point, telephone point.

KITCHEN

6' 9" max x 5' 2" max (2.08m x 1.60m)

Double glazed window, base and wall units, stainless steel sink, electric cooker, extractor fan, tiled splashbacks.

BEDROOM

11' 8" x 8' 7" (3.58m x 2.62m)

Double glazed box bay window, fitted shelving and hanging rail.

BATHROOM

6' 9" x 5' 9" (2.07m x 1.76m)

Heated towel rail, three piece suite in white comprises W.C. wash hand basin to vanity and bath with electric shower over, extractor fan, tiling to walls, shaver point, fitted mirror, two fitted mirrored wall units.

OUTSIDE

There are communal landscaped gardens together with the developments residents parking and visitor parking which is on a first come, first served basis.

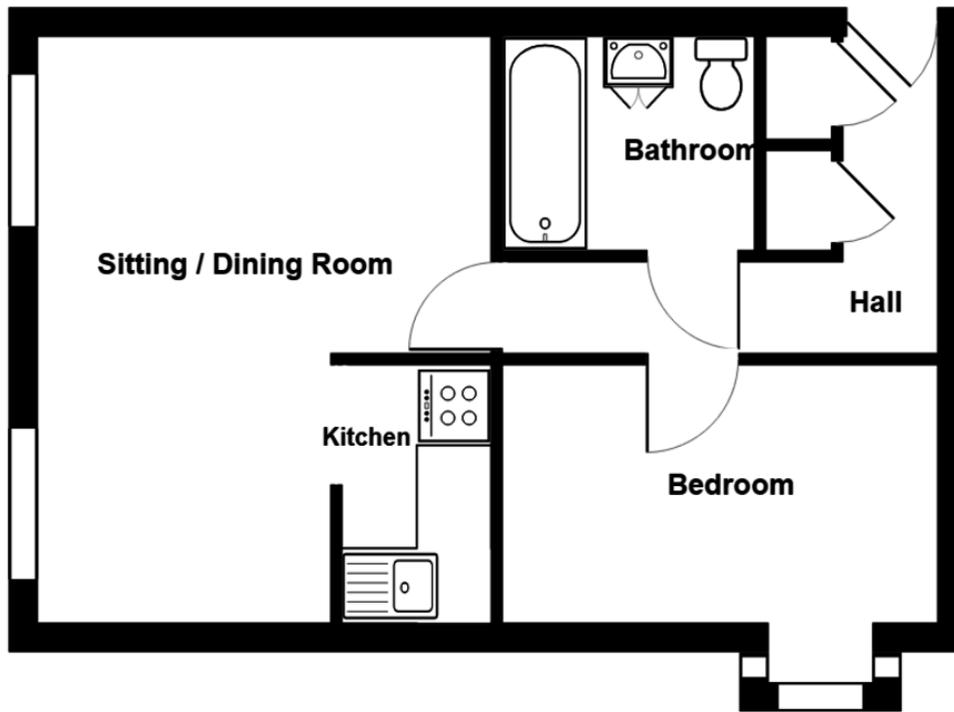
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band B as shown on the Valuation Office website.





203 Elleray Gardens, Windermere

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate

203 Elleray Gardens
WINDERMERE
LA23 1JE

Dwelling type: Top-floor flat
Date of assessment: 01 June 2011
Date of certificate: 13 June 2011
Reference number: 0485-2073-6900-0309-1475
Type of assessment: RUSAP, existing dwelling
Total floor area: 40 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G	G	G	G

Energy efficiency (kWh/m² per year): Current 66, Potential 69
Environmental impact (kg CO₂/m² per year): Current 54, Potential 57

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	416 kWh/m ² per year	384 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.7 tonnes per year
Lighting	£25 per year	£25 per year
Heating	£201 per year	£16 per year
Hot water	£237 per year	£170 per year

You could save up to £53 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

DIRECTIONS

From the A591 in the direction of Ambleside take the second left turn in to Windermere on to Elleray Road, turn right on to College Road then immediately right into the Elleray Gardens development.

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