



## Bowness On Windermere

£389,999

1b Lake View Villas, Bowness On Windermere, Cumbria, LA23 3BP

A beautifully presented 2 bedroomed first floor apartment offering fantastic views of Lake Windermere and the Lakeland Fells, plus an allocated parking space for 1 car. Set in an elevated position only a short walk to the village and Bowness Bay, this property would be a superb main residence or lock up and leave holiday home.

### Quick Overview

2 Bedroomed first floor apartment  
2 shower rooms and 1 reception room

Convenient location

Fantastic lake and fell views

No chain

Close to all the local amenities

In perfect modern condition

An ideal main residence or second home

Allocated parking space

\*Superfast broadband speed of 80Mbps



2



2



1



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Superfast  
Broadband



Allocated Parking  
Space

Property Reference: W6022



Living Room



Living Room



Kitchen



Kitchen

**Description:** Lake View Villas is a traditionally built Lakeland stone and slated property being a former hotel converted into apartments many years ago.

1b has been tastefully decorated, with a beautifully spacious living room including storage cupboard, marble fireplace with open fire and a deep bay window offering fantastic far reaching views across the village to Lake Windermere and the mountains beyond. Moving into the modernised kitchen area, which comprises of wall and base units with built in fridge and freezer plus separate wine fridge, BOSCH oven/microwave and gas hob with extractor over.

Following on into the hallway you have a separate storage cupboard including built in shelving. Bedroom 1 has built in cupboards and wardrobe, plus an ensuite shower room comprising of fitted wall mirrored medicine cabinet, WC, sink with vanity unit and shower. Bedroom 2 includes window seat looking out onto the stunning Lakeland fells. Finally, the main shower room consists of airing cupboard with British Gas combination boiler, shower, sink with vanity unit, WC and mirrored medicine cabinet.

The property has perks of LED lighting, gas central heating and beautiful modern interior with the added bonus of the amazing views. This first floor apartment would make a superb permanent home or holiday apartment. Please note, to preserve the quiet enjoyment of this building holiday letting is not permitted.

**Location:** The property enjoys an elevated position close to the centre of Bowness Village having a variety of shops, amenities and the lake close to hand. To find the property proceed along Lake Road from Windermere to Bowness, turning left onto Helm Road just past the 'Lakeland' shop. Lake View Villas is located on the left a short way along this road. 1b is a first floor apartment and possesses lovely lake and fell views and has a designated parking space.

**Accommodation:** (with approximate measurements)

**Ground Floor** Shared entrance hall with stairs to first floor.

**Entrance Hall**



**Living Room** 20' 4" x 17' 2" into bay (6.2m x 5.23m)

**Breakfast Kitchen** 13' 11" x 13' 0" (4.24m x 3.96m)

**Shower Room**

**Bedroom 1** 15' 8" max x 13' 10" max (4.78m x 4.24m)

**En-Suite Shower Room**

**Bedroom 2** 10' 2" x 9' 2" (3.1m x 2.79m)

**Property Information:**

**Cellar** To the side of the building is access to the cellar area. The first room 12'10" x 13'7" (3.91m x 4.14m) is for the use of flat 1b, but with other flat owners having access through. There is a further cellar room to the rear (left) 11'2" x 8'11" (3.4m x 2.72m ) for the sole use of flat 1b.

**Outside:** Private parking space for 1 car.

**Services:** Mains gas, water, drainage and electricity.  
Gas fired central heating to radiators.

**Council Tax:** Westmorland and Furness Council - Band D.

**Tenure:** Leasehold - Long leasehold for the residue of a 999 year lease from 24/07/1979, subject to an annual service charge for the shared maintenance responsibilities. The service charge for 2022/23 is to be in the region of £1,800 per annum.

**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.

**What3Words:** //bullion.shuttling.messy

**Notes:** \*Checked on <https://checker.ofcom.org.uk>  
22nd November 2023 - not verified.



Bedroom 1



Bedroom2



Bathroom



Views

# 1B Lake View Villas, Bowness-on-Windermere, LA23

Approximate Area = 1076 sq ft / 99.9 sq m (exclude communal entrance)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2023. Produced for Hackney & Leigh. REF: 1059820

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