



## Ambleside

**£275,000**

21 The Lakelands, Lower  
Gale  
Ambleside  
Cumbria  
LA22 0BD

Superbly combining panoramic views across Ambleside to the surrounding fells with ready access to the lovely village centre, this splendid west facing 1 bedroomed apartment has it all. With private parking, a superb open plan living room and fitted kitchen, private balcony, double bedroom and a luxury 4 piece bathroom there is obviously so much more to this sunny 1st floor apartment than simply one of the best views in Ambleside.

Perfect as a weekend retreat, holiday let or even as a permanent home, this purpose built apartment ticks all of the boxes and is strongly recommended for early viewing.

Property Ref: AM3761





Open Plan Living Room/Kitchen

**Location** The Lakeland's occupies an elevated position above the village of Ambleside. By car from the centre of the village, take Lake Road heading south turning left on to Old Lake Road and then left again into Low Gale continuing up to Lower Gale where The Lakeland's development can be found on the left hand side. The car parking provision for number 21 is just beyond the distinctive atrium. There is an alternative pedestrian short cut access which is available from the centre of Ambleside in the Market Square which provides a very convenient short and direct link to the village centre on foot.

**Description** Idyllically placed above Ambleside and enjoying truly superb panoramic views looking almost due west across the valley to Loughrigg and up to the dramatic mountains of the Fairfield Horseshoe, this splendid purpose built first floor apartment is the ideal holiday let or a true lock up and leave weekend retreat in this beautiful part of the English Lake District situated at the northern tip of Lake Windermere.

The centre of Ambleside, bustling with both local independent as well as nationally recognised shops, very highly regarded restaurants, a variety of cinema screens and traditional Lakeland inns is all just a short stroll away whilst the fells which flank the village can also be accessed on foot quite literally from the doorstep.

The bright and sunny accommodation may be access via the staircase or the lift and includes an entrance hall, a superb open plan living space with plenty of room in which to both relax and to

dine whilst the kitchen area is splendidly equipped with a wide range of integral appliances. The west facing balcony is a lovely bonus which, like both the living space and the double bedroom enjoys magnificent fell views - perfect on a summers evening for enjoying a relaxing glass of wine as the sun sets over the fells. The current owners have thoughtfully equipped the bedroom with a fold down bed which can be discretely put away during the day to offer yet further sitting space if desired. The four piece bathroom adds a touch of luxury to this delightful retreat which would suit equally as an idyllic weekend bolt hole or as a popular holiday let. Each apartment enjoys an invaluable private car parking space.

The Lakelands also offers the use of the on-site leisure facilities which includes a lovely swimming pool for a nominal charge. (Note this is presently under refurbishment which is likely to take at least a year to complete).

This is a superb opportunity in the heart of the Lake District National Park - come and see.

**Accommodation (with approximate dimensions)**  
**Communal Hall** Served by a lift.

**Private Entrance Hall** With a useful storage cupboard/wardrobe.

**Open Plan Living Room/Kitchen** 28' 4" x 11' 8" (8.66m x 3.56m)  
With superb views over Ambleside looking west to the surrounding fells including Loughrigg and up to the Fairfield Horseshoe.



### Open Plan Living Room/Kitchen

**Sitting Area** With plenty of room in which to both relax and to dine. Having a Nobo electric heater, door to balcony and 3 windows with lovely westerly views. There are 3 wall light points and double doors opening through to the bedroom.

**Kitchen Area** With an attractive range of white wall and base units with pelmet and top lighting with complimentary working surfaces incorporating a stainless steel single drainer sink unit with a mixer tap, a broad oak breakfast or dining bar, a Panasonic microwave, Miele oven, Bosch 4 ring ceramic hob with extractor hood over, Liebherr fridge, and a Hoover automatic washing machine. There is an airing cupboard housing the hot water cylinder (installed in 2017).

**Bedroom** 15' 8" x 11' 8" (4.8m x 3.57m) With lovely views looking west over Ambleside to Loughrigg and having sliding patio doors giving access to the private balcony. There are 2 wall light points, Nobo electric heater and built-in wardrobe. There is a cunningly concealed fold down double bed, flanked by dresser units. The bed can simply and easily be folded away to create a large sitting area here should you feel the need to spread out or to create home office space during the day.

**Balcony** 6' 2" x 11' 5" (1.89m x 3.5m) A lovely private balcony with an outside light point and enjoying the most superb panoramic views looking west. The balcony is partly covered making it idyllic whatever the weather.

**Bathroom** With a luxury four piece suite comprising and a large panel bath with a mixer tap, wash hand basin, W.C with a

concealed cistern, separate shower cubicle with an Aqualiser shower, tiled walls, downlighters, fitted wall mirror, ladder style radiator/heated towel rail, shaver point and extractor fan.

**Outside** There are communal gardens and one allocated car parking space (next to the entrance lobby).

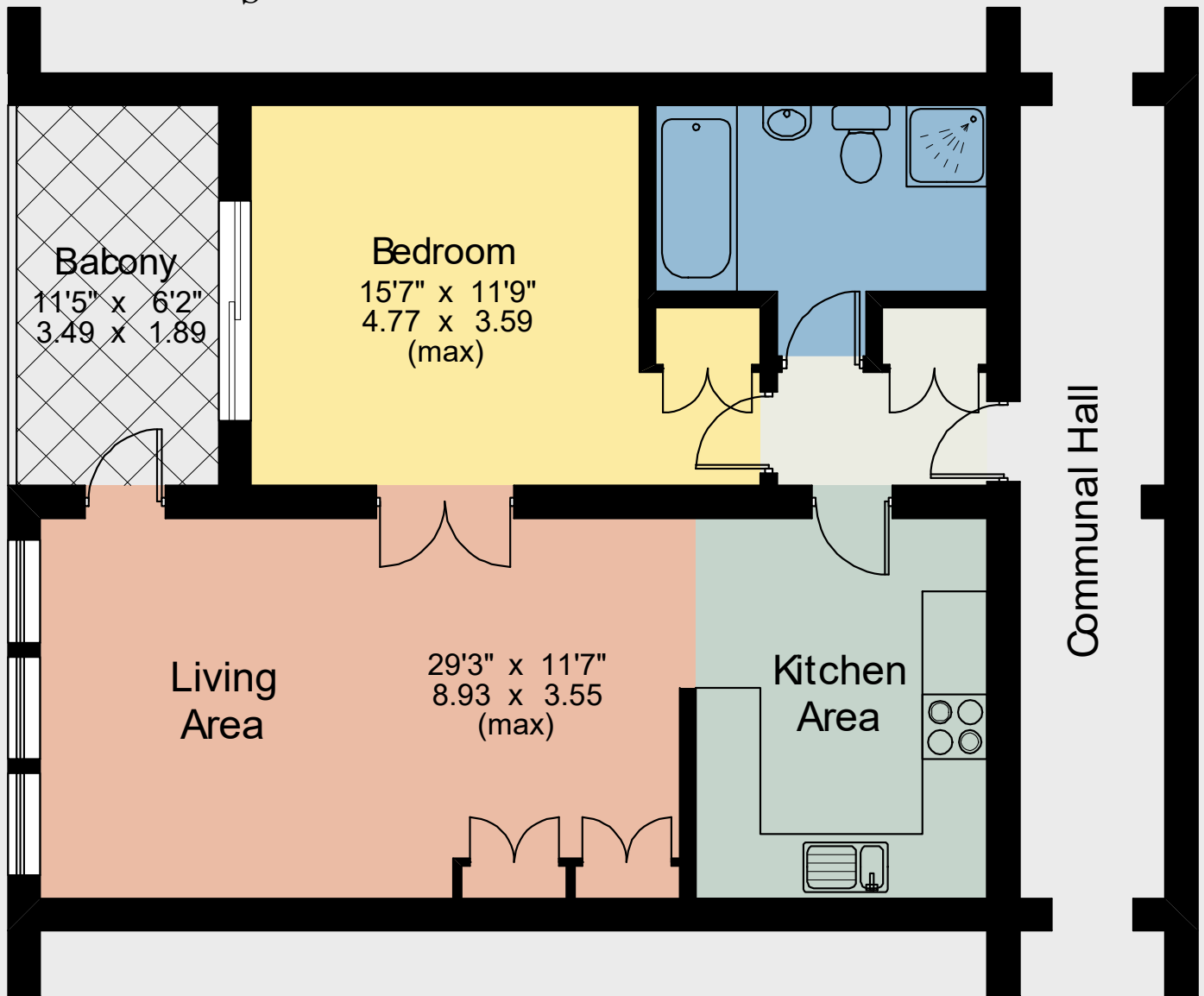
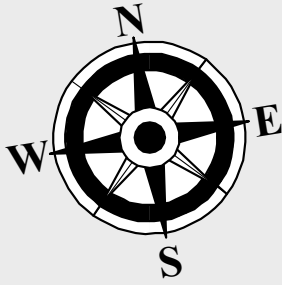
**Services** Mains water, electricity and drainage are connected. The property has double glazing and electric heating.

**Council Tax** South Lakeland District Council - Band E

**Tenure** The apartment is understood to be leasehold for the balance of a 999 year lease which commenced in 1989.

**Management** The purchaser will become a shareholder in Ambleside Overview Limited (the management company set up to run the affairs of this 'purpose built' development) each of the 17 owners will hold one share in the company. There is a sinking fund established with a view to covering future repairs. The annual maintenance charge for 2020 is £2,300 which includes a fee of £300 towards a sinking fund for unplanned future expenditure. This includes the repair and maintenance of the main building, communal areas, the lift, administration fees and gardening and includes buildings insurance costs but does not include water costs which are paid centrally and then charged back to the individual owners on a usage basis.

**Viewing** Strictly by appointment only with Hackney & Leigh, Rydal Road, Ambleside.



Approx Gross Floor Area = 725 Sq. Feet  
(Including Balcony) = 67.21 Sq. Metres

For illustrative purposes only. Not to scale.

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

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.