



11 Elleray Gardens, Windermere  
Asking Price £150,000

Your Local Estate Agents  
Thomson Hayton Winkley



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## 11 ELLERAY GARDENS

A well proportioned purpose built ground floor retirement apartment exclusive for those aged 55 years and over. 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, which benefits from the additional option of independent access, provides secure living arrangements and briefly comprises of an entrance hall with airing cupboard and cloaks/storage cupboard, sitting/dining room, kitchen, two bedrooms 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.

There is a small paved patio directly accessed from the sitting/dining room.

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.

The apartment is offered for sale with no upper chain.

### ENTRANCE HALL

13' 1" max x 6' 7" max (3.99m x 2.01m)

Built in cupboard housing hot water cylinder, built in cloaks and storage cupboard, coving, plate shelf, entry phone.

### SITTING/DINING ROOM

14' 0" x 11' 0" (4.29m x 3.37m)

Double glazed door with direct access to patio, adjacent double glazed window, electric storage heater, decorative electric fireplace, coving.

### KITCHEN

7' 8" max x 5' 10" max (2.34m x 1.80m)

Double glazed window, good range of base and wall units, stainless steel sink, built in oven and grill, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine, extractor fan, under wall unit lighting, tiled splashbacks.

### BEDROOM

14' 2" max x 9' 9" max (4.33m x 2.98m)

Double glazed window, electric storage heater, fitted wardrobes, bedside unit, chest, overhead storage and shelving.

### BEDROOM

11' 1" x 7' 7" (3.38m x 2.33m)

Double glazed window, electric storage heater.

### BATHROOM

7' 10" x 5' 10" (2.40m x 1.78m)

Heated towel rail, three piece suite in white comprises WC, wash hand basin to vanity and fully panelled walk in shower enclosure with electric shower, extractor fan, fitted mirror, shaver point, tiling to walls.

### OUTSIDE

There is a small paved patio directly outside the apartment which is accessed from the sitting/dining room. There are also communal landscaped gardens together with the developments residents parking and visitor parking which is on a first come, first served basis.

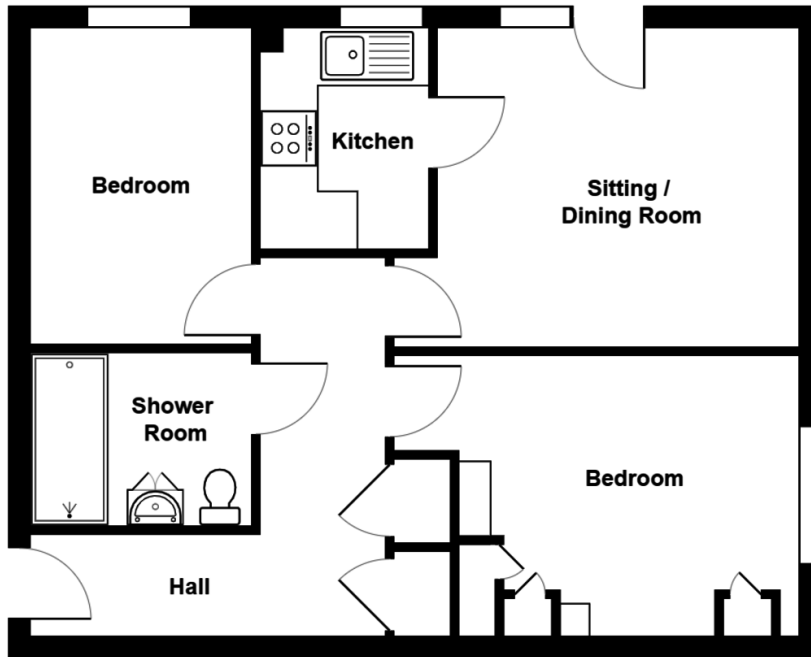
### SERVICES

Mains electricity, mains water, mains drainage.

### COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





11 Elleray Gardens, Windermere  
 Total Area: 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

### 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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