



Bowness

£200,000

20 Quarry Rigg
Bowness On Windermere
Windermere
Cumbria
LA23 3DT

A perfect little holiday retreat or starter home in the centre of Bowness and yet tucked away from the main thoroughfare. A purpose built 2 bedroomed, second floor apartment with a private balcony and shared residents parking.

Property Ref: W5581





Living Room



Bedroom 1

Location: From the mini roundabout proceed out of Bowness on Rayrigg Road, bear right, first on to Quarry Brow and then right at the top of the hill. No 20 is located in the left hand block. There is a pedestrian walkway giving easy access to the village on to Rayrigg Road at the bottom of the Quarry Rigg development.

Description: 20 Quarry Rigg is a second floor apartment, set in a purpose built development built in the 1970's in the centre of the village and yet tucked away from the crowds.

The apartment is neat and tidy and is offered in modern order. The added benefit of this apartment is the private balcony together with shared residents parking.

Accommodation: (with approximate measurements)

External stairs to second floor

Private Entrance Hall

Built-in cupboard, separate airing cupboard housing hot water cylinder with immersion. Wood effect laminate flooring and dimplex electric panel heater.

Living Room

15' 8" x 8' 8" (4.78m x 2.64m)

Wood effect laminate flooring, dimplex electric panel heater and double opening uPVC patio doors to

Private Balcony

10' 0" x 5' 6" (3.05m x 1.68m)

Kitchen Area

5' 6" x 5' 6" (1.68m x 1.68m)

A modern range of fitted wall and base units, inset stainless steel sink unit, Indesit oven, Creda hob and cooker hood over. Part tiled walls.



Kitchen

Bedroom 1

12' 1" x 8' 8" (3.68m x 2.64m)

Dimplex electric panel heater and fire escape.

Bedroom 2

8' 10" x 8' 8" (2.69m x 2.64m)

Dimplex electric panel heater and built-in storage cupboard.

Bathroom

A modern three piece suite of pedestal wash basin, WC and bath with Triton shower over. Tiled floor and part tiled/part panelled wall. Dimplex electric panel heater and extractor fan.

Outside: Shared residents parking.

Services: Mains electricity, water and drainage.

Council Tax: South Lakeland District Council - Band B

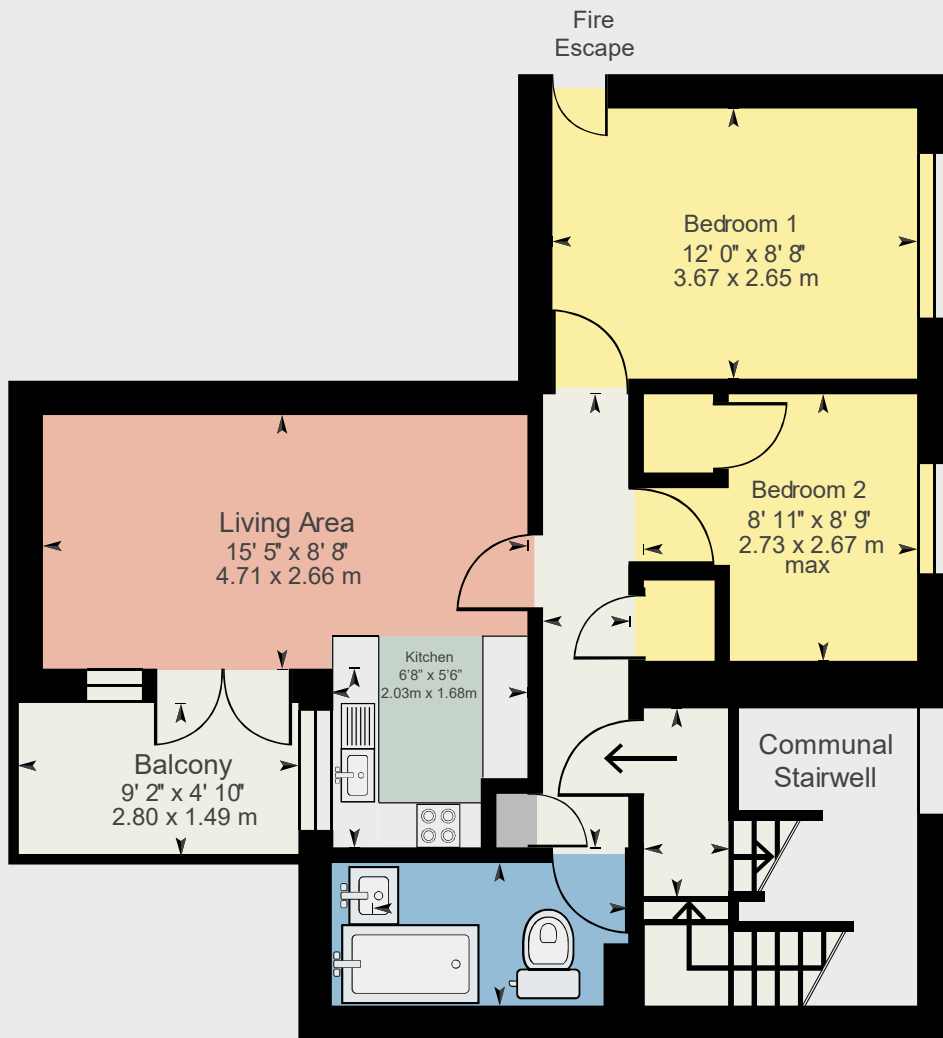


Bedroom 2

Tenure: Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £385.25 per quarter inclusive of block buildings insurance with a ground rent of £16 per annum.

Viewings: Strictly by appointment with Hackney & Leigh.
Telephone 015394 44461

Energy Performance Certificate: The full EPC is available on our website or at any of our offices.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

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.