



## Bowness

**£525,000**

8 Windward Way,  
Windermere Marina  
Bowness On Windermere  
Cumbria  
LA23 3BF

A beautifully presented 3 bedroomed town house (all ensuite) with a spacious large first floor living area to take advantage of the view across the marina with both a balcony and ground floor garden area and decking. Parking and Integral single garage.

Property Ref: W5502





Living Room



Living Room



Living Room

**Description:**

8 Windward Way forms part of phase 1 of the redevelopment within the marina. Originally developed in the 1960's the site was enlarged in the 1980's and further developed with the Windward Way properties in 2005 in conjunction with renowned local builders Robert Hughes Ltd.

The shared facilities of the site are all around with a pretty beach front across the lane to the boathouse restaurant being directly opposite side of the Marina. Full facilities for the Marina including the availability of moorings can be found on the website [www.windmeremarinvillage.co.uk](http://www.windmeremarinvillage.co.uk)

This home contains 3 ensuite bedrooms, a decked seating area and first floor balcony which overlooks the Marina. The property has a designated parking space, integral single garage and visitor parking and use of the Marinas facilities; these include shared lake frontage, seating and BBQ area. The site has a restaurant/bar called "The Boathouse" which has an excellent reputation.

Please note that the property flooded in 2015 due to Storm Desmond.

The property could be holiday let, (The purchaser would need to change the lease at time of purchase to accommodate this, Windermere Marina will not object to this change).

The property would make a fantastic 2nd home, permanent home or indeed a long term let.

For a Viewing Call 015394 44461



Kitchen

**Location:**

Conveniently located just out of Bowness centre and close to the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the right down towards Ferry Nab. Take the first entrance into Windermere Marina, access is via a barrier (code obtained from marina reception). Through the barrier turn right and follow all the way to the end. Take the next left onto Windward Way.

**Ground Floor**

**Entrance Hall**

Stairs to first floor with useful understairs cupboard with all the wiring for structured cabling from Magic house.

**Bedroom 1**

20' 6 max" x 18' 0 max inc en-suite" (6.25m x 5.49m)  
 A good sized room with sliding hardwood patio doors to decking and garden area overlooking the Marina. Structured cabling controls, TV point, 2 ceiling speakers, telephone point and 2 wall lights.

**En-Suite Shower Room**

With tiled floor and walls, a Duravit 3 piece white suite of wash basin, WC and shower cubicle with Hansgrobe unit, ladder towel rail, extractor fan and ceiling downlight.



Kitchen



Dining Area



Bedroom 1



Bedroom 1



Bedroom 2

**Integral Garage**

18' 10" x 11' 2" (5.74m x 3.4m) With electric remote up and over door, electric, light, water and plumbing for a washing machine.

**First Floor**

**Landing** With separate WC with part tiled walls, tiled floor, wash basin and WC and extractor fan.

**Living Room**

36' 0 overall" x 18' 0 max inc kitchen area" (10.97m x 5.49m)  
A fabulous good sized, dual aspect room going from the front to the back of the house, with sliding patio doors and extra window giving access to the balcony with round view over the Marina. TV and telephone points, 4 wall lights, dining area and through to the kitchen.

**Kitchen Area**

With modern fitted wall and base units, polished marble worktops, Neff electric hob and cooker hood over, inset sink, 2 integrated fridges, separate freezer and dishwasher. Built in microwave cooker, part tiled walls, 4 ceiling speaker, structured cabling controls.

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Bedroom 2

## Second Floor

### Bedroom 2

18' 7 max" x 18' 0 inc en-suite" (5.66m x 5.49m)  
Overlooking the Marina, 2 ceiling mounted speakers, TV point and telephone point, 2 wall lights.

### En-suite bathroom

A 3 piece Duravit white suite of bath with Hansgrobe shower over, wash basin and WC. Extractor fan, ladder towel rail, ceiling speaker, wall mirror and shaver point. Tiled floor and walls.

### Bedroom 3

18' 6 max" x 14' 4 max inc en-suite" (5.64m x 4.37m)  
TV point, Telephone point, boiler cupboard with pre-insulated cylinder and Vaillant gas boiler.

### En suite shower

Again a Duravit suite of shower, wash basin and WC, shaver point, extractor fan, heated towel rail and wall mirror.

### Outside:

### Ground floor decking and garden

18' 0" x 13' 11" (5.49m x 4.24m) Recently replaced decking and store cupboard for ease of upkeep. Cobbled parking to the front for 1 car



Bedroom 3



Bedroom 3



Decked Seating Area



Balcony



Garage

**Services:**

Mains gas, water and electricity.

**Tenure:**

Leasehold, for the remainder of a 250 year lease from 2005. There is a service charge levied on the property including ground rent and shared maintenance of the communal areas on the site and this is in the region of £1611.00 2020/21. Insurance is separately arranged.

**Council Tax:**

South Lakeland District Council Band

**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.

In 2009 and December 2015, unprecedented amounts of water came into the development by the lake rising to historically high levels and unfortunately entered the property. Modifications have been made to reduce the impact of similar water ingress in the future and we believe the environment agency is monitoring and controlling the lake level more accurately now.

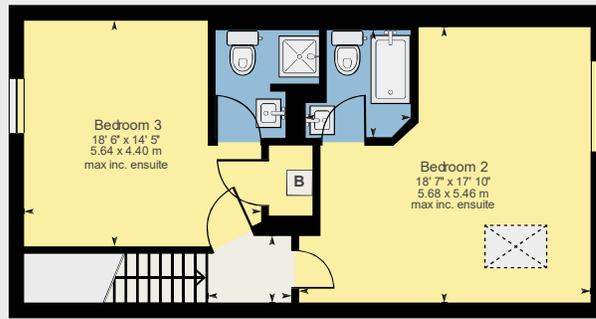
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View



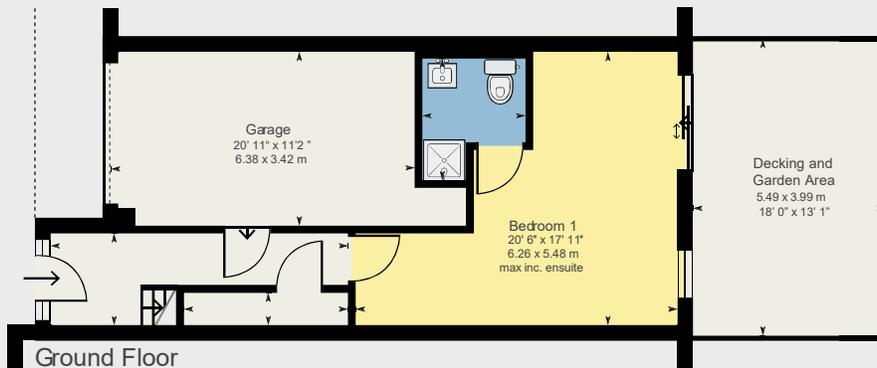
Decked Seating Area



2nd Floor



1st Floor



Ground Floor

Approximate net internal area: 1673.12 ft<sup>2</sup> (2169.69 ft<sup>2</sup>) / 155.44 m<sup>2</sup> (201.57 m<sup>2</sup>)

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.

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