



## Bowness

**£200,000**

Rosslyn  
 1 Crag Brow  
 Bowness On Windermere  
 Cumbria  
 LA23 3BX

A bright and airy, generously sized 3 bedroomed first floor flat in the centre of Bowness-on-Windermere featuring large windows, communal entrance and contemporary finish. Option to buy a nearby single garage by separate negotiation.

Property Ref: W5589





Living Room



Bedroom 1

**Description:** Rosslyn, 1 Crag Brow is a good sized 3 bedroomed flat on the first floor. The entrance to the building is on the main road through Bowness Village. Entering into the communal hallway take the stairs up to the first floor where you will find the entrance to the property. As well as the 3 bedrooms there is also a large bathroom, modern kitchen and large living room with a big bay window. Aside from the bay window all the others in the property are uPVC double glazed.

**Location:** The flat is in an amazingly attractive location in the heart of Bowness within great walking access to Lake Windermere and the Steamer Pier as well as all the amenities of the village. Within half a mile is access to the famous viewing point of Biskey Howe, with broader access to the low fells below; as well being approximately a mile from Windermere village.

Leaving Windermere take New Road towards Bowness and carry on until the road becomes Lake Road and eventually you will see the lake. Keep going until you see the Co-Op on the right and that is the start of Crag Brow. The entrance to Rosslyn is opposite Shipton Jewellers.

**Accommodation (With approximate measurements)**

**Communal Entrance Hall** Spacious and useful hallway with access the first and second floor flats.

**First Floor Entrance To Property**

**Entrance And Hallway** Access to all rooms with storage cupboard and combination gas fired boiler.

**Living Room**

19' 1" into bay x 12' 6" max (5.82m x 3.81m) Period features including high ceilings, large bay window and fireplace



Kitchen

#### Kitchen

9' 3" x 7' 10" (2.82m x 2.39m) Built in wall and base units, linoleum floor, integrated dishwasher, part tiled walls, inset double stainless steel sink, integrated fridge freezer, electric hob and oven, cooker hood and space for washing machine.

#### Bedroom 1

11' 9" x 7' 10" (3.58m x 2.39m)

#### Bedroom 2

11' 9" x 6' 10" (3.58m x 2.08m)

#### Bedroom 3

9' 4" x 6' 2" (2.84m x 1.88m)

**Bathroom** 3 piece suite including shower over bath, wash basin, WC and large cupboard.

**Garage** There is an option to buy a single garage for £25,000 by separate negotiation. This is in a small block of 3 behind Quarry Rigg/Badger Press Printers and is accessed off Quarry Brow.

**Services:** Mains gas, electric, drainage and water. Gas fired central heating to radiators, public short term paid parking nearby.

**Tenure:** Leasehold: The property is held on the residue of a 999 year lease from 1993 subject to a ground rent of £1 per annum.

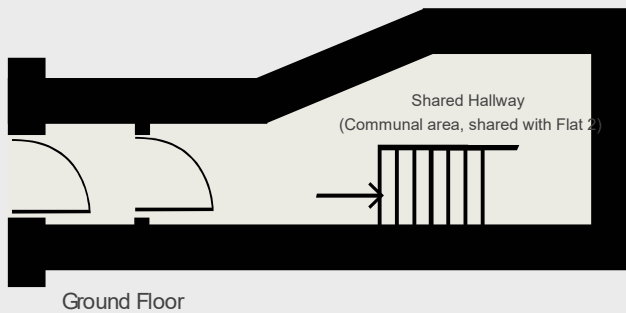
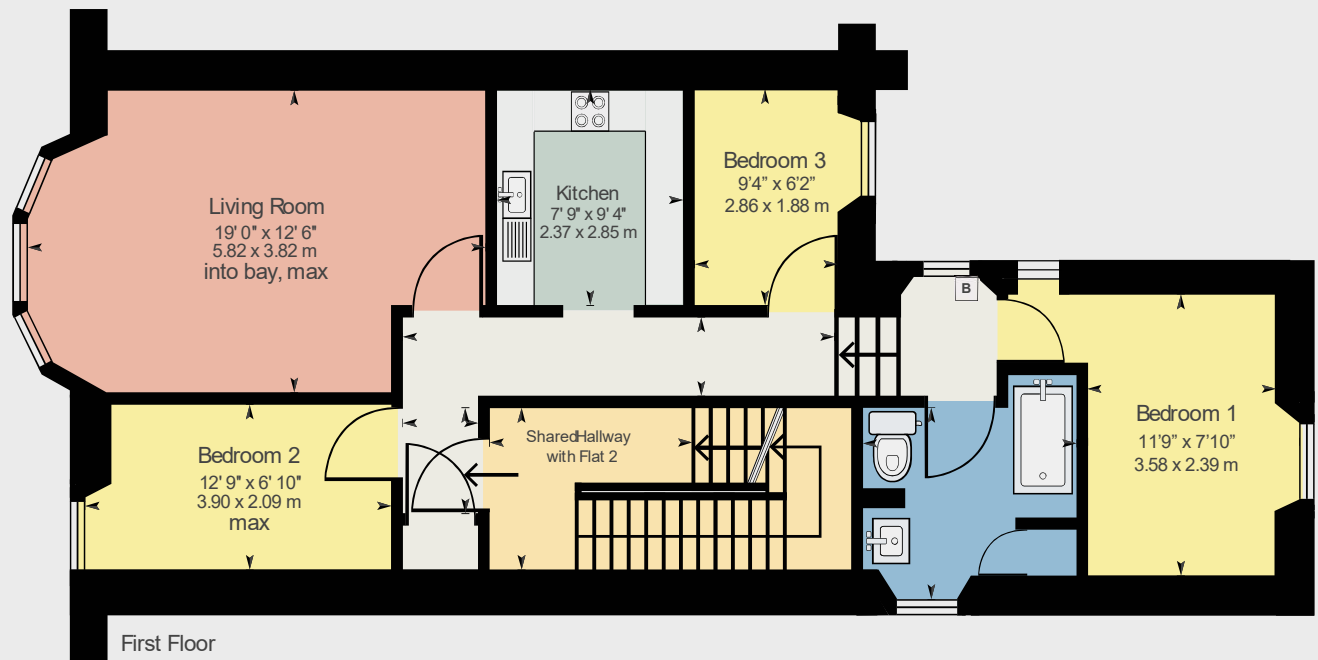
**Council Tax:** South Lakeland District Council - Band C



Bathroom

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

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.



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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A thought from the owners.... "Conveniently located for all local facilities and within half a mile of both Bowness Bay Steamer Pier and the renowned viewpoint at Biskey Howe"

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.