



Ambleside **£200,000**

Tower Lodge
1 Wansfell Tower Court,
Lake Road
Ambleside
Cumbria
LA22 0DD

Splendidly placed just a short stroll from the centre of Ambleside and with superb access to the lake and the surrounding fells alike, this spacious 1 bedroomed ground floor self contained apartment includes private car parking amongst its many appealing features.

Perfect as a lock up and leave weekend retreat, a splendid holiday let or permanent home this bright and attractive apartment includes a private hallway, bay fronted living room, separate breakfast kitchen, a modern shower room and private car parking.

Property Ref: AM3776

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TBC



Living Room



Living Room

Location Wansfell Tower Court is prominently located on the corner of Lake Road and Wansfell Road close to Ambleside village centre, a level walk away. From Waterhead proceed north along Lake Road into Ambleside continuing past Hayes Garden World on the left and Wansfell Tower Court can be found at the junction of the one way system on the corner of Lake Road and Wansfell Road on the left hand side. The apartment benefits from a private entrance and also a car parking space that can be found on the left hand side immediately before turning the corner onto Wansfell Road.

Description Wansfell Tower Court is a very distinctive and attractive building having started life, we understand, as a Catholic

seminary and having also seen life as an hotel before being thoughtfully sub-divided into an attractive array of apartments. Traditionally built in stone and slate with feature stone mullions amongst its many eye catching attributes, this self contained ground floor apartment enjoys the luxury of its own private entrance door and offers bright and airy accommodation throughout. This includes a wonderful, full height bay window serving the main living room which is splendidly proportioned with a separate breakfast kitchen alongside. The double bedroom includes an extensive array of built in wardrobes along one wall and the shower room has been thoughtfully upgraded in recent years. There is even a private car parking space - a highly valued commodity this close to the village centre.

Located on the edge of Ambleside, this much improved and well presented ground floor apartment is conveniently placed for immediate access to the many facilities offered by this lovely Lakeland village - independent local shops, highly regarded restaurants, traditional inns, cinemas, schools etc are all just a short stroll away, as are the shores of Lake Windermere and of course the beautiful surrounding fells. Ambleside is a true "honeypot" for an all year round tourist industry, and it is not difficult to see why. This is the perfect recipe for relaxation, whether you are seeking a permanent home, a peaceful "lock up and leave" weekend retreat, a superbly placed holiday let or a indeed a much-in-demand long term let. Simply perfect, come and see for yourself.

For a Viewing Call 015394 32800



Kitchen

Accommodation (with approximate dimensions)

Entrance Hall Entered through a part glazed and having space to remove and store muddy boots and coats and an Olsberg night storage heater.

Living Room 16' 6" x 11' 10" (5.04m x 3.62m) Enjoying space in which to both relax and dine and having a dual aspect including a wonderful tall bay window, a decorative open fireplace (not in use), timber panelled walls, an electric panel heater and an Olsberg night storage heater.

Kitchen 10' 7" x 9' 7" (3.23m x 2.94m) Having a range of wall and base units with integrated Lamona 4 ring electric hob and dual oven, a stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, part tiled walls, night storage heater and a window.

Bedroom 10' 0" x 13' 5" (3.06m x 4.09m) A double bedroom with built in wardrobes and drawers, an Olsberg night storage heater and a window.

Shower Room Having a modern three piece suite comprising a large tiled and glazed shower unit with Triton T80 electric shower, a wash hand basin with lit mirrored unit over with concealed shaver point and a dual flush WC. There are also two built in cupboards and an Addvent extractor fan

Outside The property benefits from 1 allocated car parking space which is situated at the front of the building.

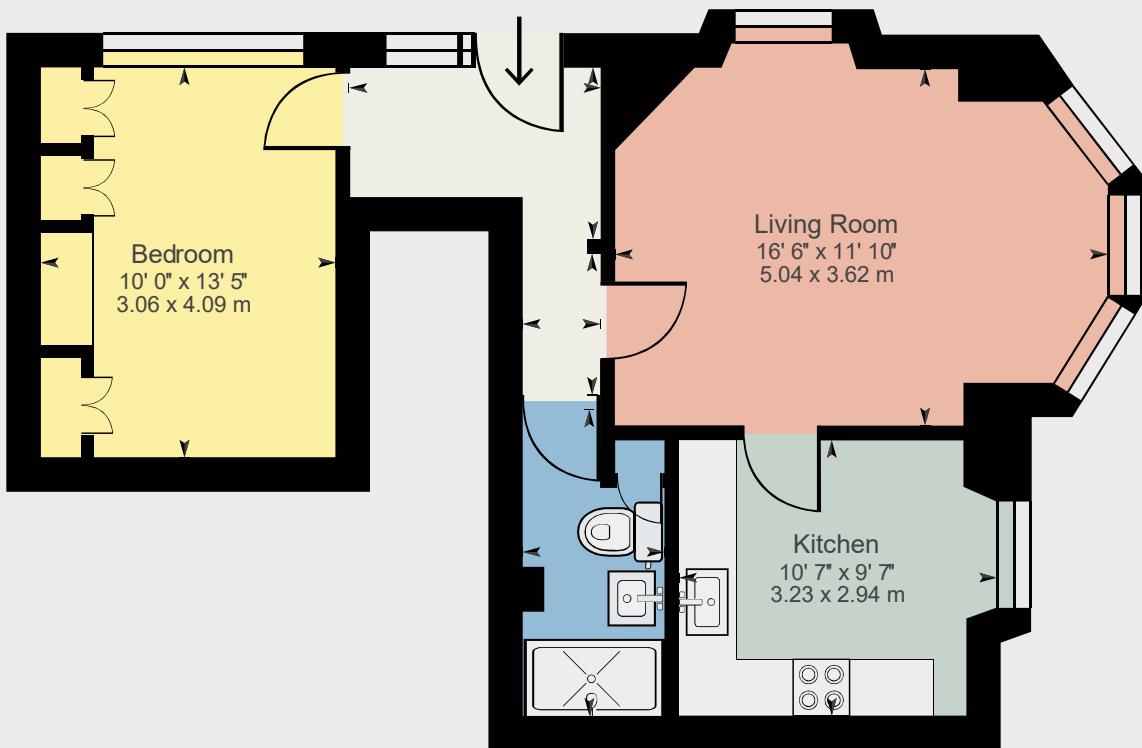


Bedroom

Services The property is connected to mains electricity, water and drainage.

Tenure We understand the property to be leasehold on the residue of a 999 year lease. The current annual charge is £1,440 which covers management, maintenance and insurance of the building. The Wansfell Tower Court Management Company owns the freehold of the building and the owner of each apartment is automatically a shareholder in the Management Company.

Council Tax Band B - South Lakeland District Council.



Approximate net internal area: 540.37 ft² / 50.2 m²

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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Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

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