



10 Romney Grange

Waterhead, Ambleside, LA22 0HD

Price £1,500 PCM (Holding Deposit Applies)

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Number 10 Romney Grange is a fantastic two en-suite bedroom first floor apartment, occupying an enviable position on the South West corner which is arguably the finest location within this extremely popular and highly regarded development at Waterhead. A superbly well proportioned property, enjoying the best of both worlds with the most spectacular views, looking both South and West over Lake Windermere to the surrounding Lakeland Fells. It is located away from the main road at the front, being positioned towards the right hand portion of the development. Looking South from the main living room and balcony over the adjoining field to Lake Windermere and beyond. This bright & airy apartment is extremely spacious and well proportioned and benefits from recent upgrading. Primarily the installation of a new high quality fitted modern kitchen.

Situated a quarter of a mile from Borrans Park and just a short stroll from the centre of Ambleside with its large variety of amenities on hand, whilst at Waterhead there are various bars, restaurants and cafes. Furthermore the property has endless fell and country walks from the door step. The apartment can be accessed either via the lift or the main staircase.



Accommodation

Entrance Hall

Wide hallway with a video intercom system. Twin storage cupboards, one housing a newly installed cylinder and pressurised system, the second with automatic lighting housing the fuse box. Additional storage cupboard with hanging rail and shelf.

Cloak room

With WC and wash hand basin, half tiled walls, electric shaver point and an extractor fan.

Double doors leading through to;



Sitting Room

24'8 x 22'1 (17.5m x 6.7m)

Stepping down a step into a generously proportioned dual aspect room enjoying breath taking views from the window seat across Waterhead Bay towards the Lakeland fells including, Loughrigg, Conistone Old Man, Weatherlam, Wrynose and the Langdale's. Patio doors opening to the balcony allows you to enjoy the south facing views down Lake Windermere. An attractive electric inset fire and television point.



Kitchen/Dining Room

20'8 x 15'7" (6.3m x 4.7m)

Double glazed doors leading through to a bright and airy room benefiting from a newly installed kitchen with a fantastic selection of contemporary wall and base units with quality Quartz worktop, upstands and focal feature island. Integrated appliances include Bosch 4 ring induction hob with extractor, double electric oven, microwave, fridge freezer, dishwasher and washer dryer. There is also an integrated recycling unit, carousel corner unit and 1.5 bowl ceramic sink unit and mixer tap. From the dining area there are magnificent Lake and west facing views towards the Lakeland Fells with a large selection of cupboards and pull down desk.



Bedroom One

16'3 x 14'5 (5m x 4.4m)

A generously proportioned double room enjoying a south facing aspect with stunning lake views. Built in twin wardrobes, dresser and two bedside tables. TV and Telephone point.

En-Suite Bathroom

A large five piece suite comprising panelled bath, separate double shower cubicle with Mira shower, wash hand basin with mirrored cabinet, bidet and WC. Fully wall tiled, electric shaver point, extractor fan and heated towel rail.

Bedroom Two

13'9 x 12'11 (4.2m x 3.9m)

Lovely and spacious double bedroom with superb lake views. Useful built in wardrobe, dresser and two bedside tables.

En-Suite Bathroom

Three piece suite comprising panelled bath with Mira shower over and glazed screen, pedestal wash hand basin and W.C. Fully tiled walls with mirrored cabinet. Electric shaver point, extractor fan and heated towel rail.

Outside

The development is set within approximately 2 acres of landscaped communal gardens with stunning panoramic views of the surrounding Lakeland scenery including Lake Windermere and it's dramatic mountain backdrop. There is an allocated undercover car parking space with additional visitor car parking. There is also a communal store which makes the ideal storage facility for bikes/canoes.

Directions

Romney Grange is located almost opposite the passenger jetties at Waterhead. Leaving Ambleside on the A591 heading towards Windermere, this luxury development is found on the left hand side immediately before the traffic lights at Waterhead.

Services

Mains electric, water and drainage are connected. Electric heating.

Council Tax Band

G

EPC Rating

C

Any Other Relevant Info

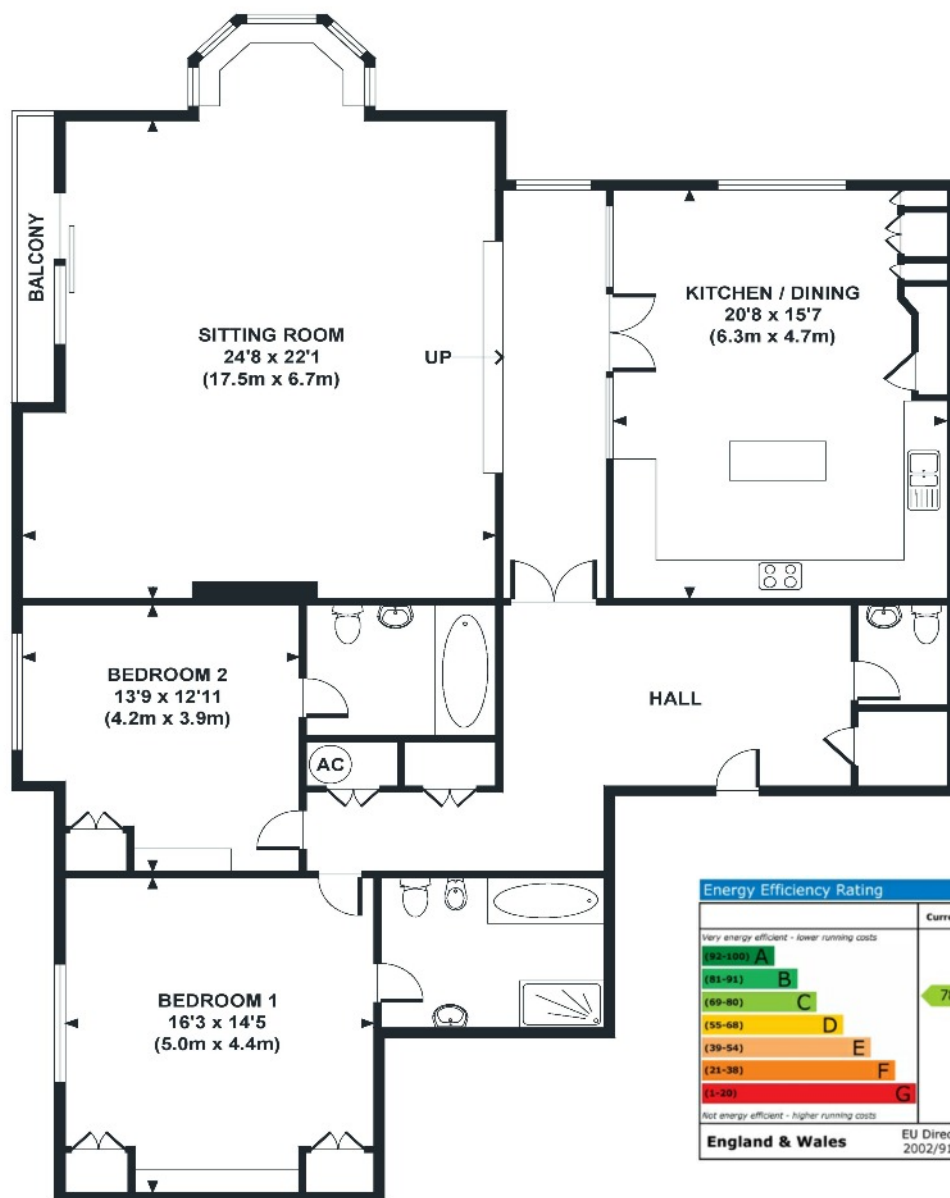
A holding deposit, no more than 1 weeks rent is payable per tenancy. Please ask agent for further details. The property is un-furnished. Sorry No Pets.

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APPROX. GROSS INTERNAL FLOOR AREA 1873 SQ FT / 174 SQ M
For illustrative purposes only. Not to scale

