



11 Helm Rigg, Helm Road

Bowness-on-Windermere, LA23 3BD

£925 Per Calendar Month (Holding Deposit May Apply)

11 Helm Rigg, Helm Road

Bowness-on-Windermere

11 Helm Rigg, an immaculately presented and fully modernised purpose built two bedroom second floor apartment in an extremely convenient position close to the centre of Bowness village with advantage of parking, garage and a balcony enjoying westerly sunny aspect. 11 Helm Rigg has, a modern gloss fitted kitchen, attractive fully tiled shower room, newly installed boiler and is double glazed throughout providing an attractive contemporary open plan living space with good size balcony and two bedrooms fitted with wardrobes. Easily maintainable this apartment is offered fully furnished and would make a comfortable permanent home or holiday/weekend retreat. With the advantage of one private parking space this apartment presents an excellent opportunity for someone looking to rent in one of the most sought after areas of the Lake District.

Helm Rigg is ideally situated only a few hundred yards from the main thorough of Bowness village with a wide range of amenities including shops, restaurants, lake shore and cruisers at Bowness Bay. Helm Rigg however convenient still offers a peaceful and quiet location away from the hustle and bustle of this popular tourist hot spot. Occupying a pleasant position with a South Westerly aspect there is a pleasant outlook over the village to the wooded Claife Heights beyond and enjoys the afternoon and evening sun.



Accommodation

From the secure entrance with remote intercom security system leading into an internal communal stairwell. Continue to the second floor and No.11 is the apartment on the left hand side.

Entrance Hall

Good size central hallway with intercom system telephone point and radiator.

Living Room

17'7 x 11'9

A contemporary light open plan living space with ample space for a dining table. A handy built in storage cupboard, TV & telephone points, modern ceiling lighting, coving and a glazed door out to a spacious balcony with fully glazed railings. Living room is open plan to:

Kitchen

8'11 x 8'10

A very modern, recently fitted kitchen with a wide range of wall and base units in high white gloss. Solid wood work surfaces incorporating stainless steel sink, 4 ring electric induction hob with extractor over and electric double oven and microwave set into tall unit. Integral washing machine, dishwasher and fridge/freezer. Built in cupboard housing gas central heating boiler. The kitchen is finished with hanging lighting over the breakfast bar, strip and worktop lighting and finished with Karndean floor tiles with a window to the front providing plenty of light.

Bedroom One

13' x 8'7

Spacious double bedroom with window at the rear of the property. Fitted with contemporary wardrobes, including cupboards over the bed providing excellent storage. TV point and radiator.

Bedroom Two

8'7 x 7'8

A small double bedroom with window at the rear, there are modern fitted cupboards over the bed and a radiator, plus a double wardrobe and separate drawers.

Bathroom

Recently renovated shower room with a walk in shower with a large rain shower with glass screen, WC and wash hand basin set into a contemporary vanity unit with two storage drawers under. Completed with an illuminated mirror over with shaver point, towel radiator, and extractor fan. Finished with fully tiled walls with attractive tiled floor and pebble effect finish to shower.

Outside

Well kept common areas maintained by the management company.

Directions

From our Windermere office head towards Bowness on the Lake Road proceeding into the shop parade. Take a left turn after the Lakeland clothing shop into Helm Road with the Angel Inn facing, continue up Helm Road for a few hundred yards and take the second right hand turn into Helm Rigg development with No.11 using the left hand side entrance to the block, the garage and car port parking space are located to the right hand side of the main entrance.

Services

All mains services. Gas fired central heating.

EPC

C

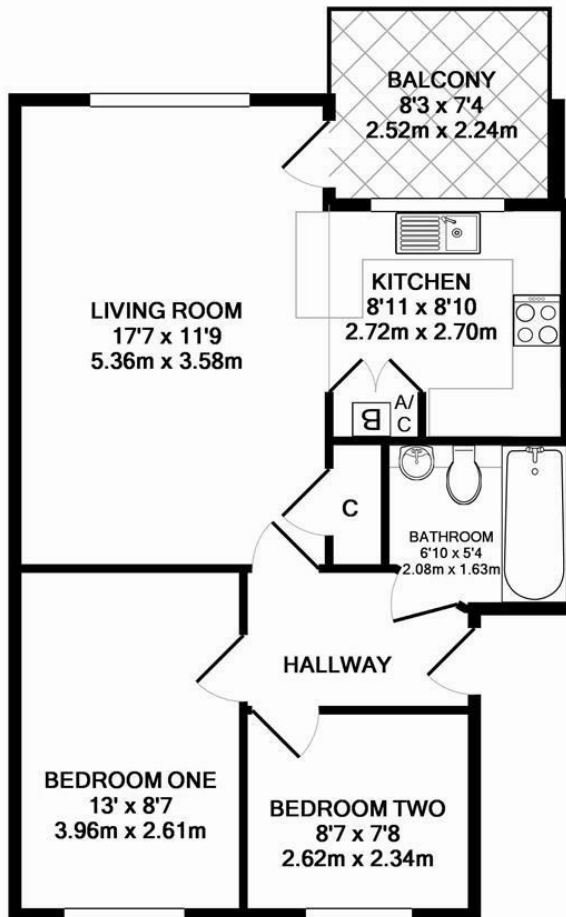
Council Tax Band

Westmorland & Furness Council - Band C = £1,924.92 (Information taken from W&F Council website)

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details. Commercial lets not considered.





TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

