



# 18 Mountain Ash Court

Spoooner Vale, Windermere, LA23 1AU

Guide Price £385,000

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## Spoooner Vale, Windermere

Built on the site of the former Mountain Ash Hotel, the residential development of Mountain Ash, as we now know it, was developed in 2007 by highly regarded national developers Charles Church.

No.18 occupies a prime position on the third floor with some lovely views which will include winter views of Lake Windermere over roof tops with Claife Heights in the background. When compared to other apartments elsewhere what is immediately noticeable is the amount of space on offer, it really is rather roomy! The standard of finish is also noticeably higher than in many developments. Light and bright accommodation comprises two double bedrooms with suites of fitted furniture, one of which has an ensuite shower room, main bathroom, a dining kitchen and sitting room with French windows and a Juliette balcony which maximises the views. To top it all there is a generous provision of storage space. Attention to detail has been taken in the smallest detail – not only are the kitchen, bathroom and shower room fittings all of a good quality but the sockets, switches, door handles and fitted door steps are all chrome which adds a contemporary feel. Internal doors are oak veneer and windows are PVC. The décor has been kept neutral, the apartment has been well maintained and is immaculately presented ensuring that it would be an easy property for a new owner to move straight into and start enjoying.

Commercial holiday letting isn't possible here so it's a lovely quiet place to live. The development has proved well-liked by those seeking a first or second home – the apartments are popular for buyers looking to actively retire but not being ready for sheltered housing, for purchasers looking to downsize and possibly travel more as they embrace all of the advantages of 'lock up and leave' living and of course those seeking a no fuss second home, that they can come and enjoy regularly, without having to worry about repairs and maintenance on their valuable time off.





The development offers both privacy and security with each apartment having a secure intercom entry system with both stairs and a lift operating to each level. This apartment has the advantage of an allocated parking space.

### Location

Mountain Ash is ideally located just off Spooner Vale close to the centre of Windermere village. It's certainly within walking distance, either along the main road or via a series of footpaths and shortcuts that will soon place you right in the heart of the things without much passing traffic.

Windermere is busy with a host of shops and local professional services including a Post Office. Healthcare is well provided for with doctors, dentists and opticians. For grocery shopping you have a choice of Booths, Sainsbury's and the Co-op. The village has a train station with a connection to Oxenholme on the main West Coast railway line and a good local bus service.

There are lots of lovely walks from the apartment with Orrest Head being the nearest, the panoramic views from the top are breathtaking and achievable at relatively low level (for a Lake District hill!) Locally School Knott is also worth exploring and Miller Ground too, down on the shores of the lake.



## Accommodation

There are two detached blocks of apartments; No.18 is located in the first block, the one to the south nearest Windermere village. The main pedestrian entrance is on the main road side. There is also an additional back entrance from the car park for residents only.

## Ground Floor

### Entrance Vestibule

With lockable post boxes and a secure intercom entry system. From here into an inner hall with both stairs and lift access to the third floor.

## Third Floor

### Entrance Hall

A wide hall with room for furniture, central heating thermostat. Walk in cloakroom with rail, shelf and light. Walk in airing cupboard housing the hot water cylinder, slatted storage shelves and light. Third store cupboard with two shelves and light.

## Lounge

*20'2 x 14'9 (6.15m x 4.50m)*

A great, light room. Being on the top floor, there is an interesting and characterful ceiling line, set into the roof space. French windows capture a lovely view over roof tops and trees to the wooded slopes of Claife Heights beyond. Windows open to a Juliette balcony. TV and telephone points.

## Dining Kitchen

*21'0 x 10'10 (6.40m x 3.31m)*

Generously proportioned and with the same super view as the sitting room making for a great place to stand and do the dishes, and just like the sitting room, it's also a bright room. Base and wall units have light beech fronted doors with under unit lighting and extend into a peninsular unit which creates a natural division between the kitchen and dining areas as does the split between carpet and vinyl flooring. Work tops are smart black granite with a matching upstand and a glass splash back to the hob. Bosch integral appliances comprise oven, fridge, freezer, washing machine, dishwasher and extractor fan. There is a NEFF five ring gas hob. The dining area offers plenty of space for a large dining table and chairs as well as some side furniture.

## Principle Suite

*16'10 x 15'8 (5.14m x 4.78m)*

A cracker of a room with a fitted suite of furniture comprising double and single wardrobes, dressing table, mirror and stool, a chest of six drawers, two smaller bedside chests of two drawers each and a headboard. Television point.

## En-Suite Shower Room

Fully tiled, the large shower cubicle has a screen, shower boarding and additional external control, pedestal wash basin and loo. Chrome heated towel rail, corner medicine cabinet, mirror, chrome finished shaver point, downlighters, extractor fan and vinyl flooring.

## Double Bedroom Two

*15'8 x 12'4 (4.78m x 3.76m)*

Also beautifully fitted with two double wardrobes, a chest of six drawers, two bedside cupboards and a headboard.

## Main Bathroom

Generously sized and fully tiled with a bath having a shower over and screen, pedestal wash basin and loo. Chrome heated towel rail, mirror, shaver point, extractor fan and downlighters.





### Outside

Allocated car parking for two cars. Communal bin store and recycling station. Plant room with a bike rack. Shared gardens with lawns, established planting and bench seating surround the two accommodation buildings and are available for residents to use.

### Directions

[www.what3words.com](http://www.what3words.com); flinches.winners.bucks

Use the postcode LA23 1AU on Sat Nav with reference to the directions below:

At the top of Windermere village, turn left onto the A591, Ambleside Road. Continue past St Mary's Church and take the second left onto Spooner Vale with the entrance to Mountain Ash immediately on the right. The apartment is in the block to the right hand side with parking to the left.

### Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators and heated towel rails.

### Broadband

Broadband speed 16 Mbps. Standard speed. (Ofcom.org.uk)

### Tenure

Long leasehold from an original term of 999 years which commenced in 2007. The freehold is vested in the Trinity Management Company. The management charge for 2022 is circa **£2,467.44 per annum**, this charge covers day to day running of the building, window cleaning, servicing of common parts, exterior maintenance and insurance. Ground rent is £150 per annum.

### Please note

Carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as listed are all included in the sale.

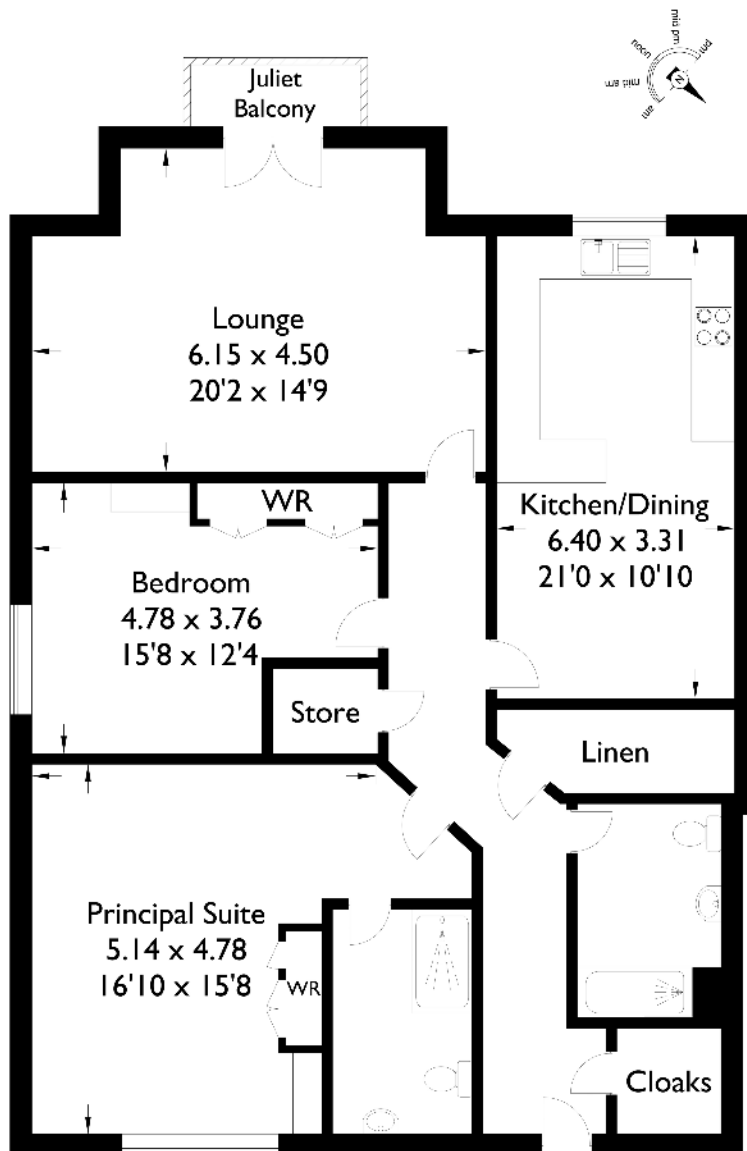
### Local Authority and Council Tax band

Westmorland and Furness Council – band E



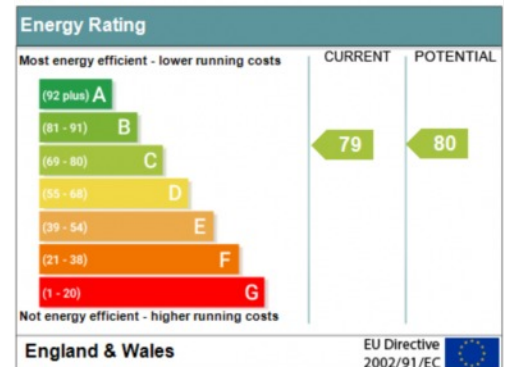
## 18 Mountain Ash

Approximate Gross Internal Area : 126.20 sq m / 1358.40 sq ft  
 Total : 126.20 sq m / 1358.40 sq ft



For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

Address: Apartment 18, Mountain Ash Court, Spooner Vale, WINDER...  
 RRN:



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.