



# Windermere Loft

20a Main Road, Windermere, LA23 1DY

Guide Price £285,000

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Recently updated this contemporary apartment, arranged over three levels, is something really special, sophisticated, stylish and very central. Windermere Loft offers a large bright sitting room, dining kitchen, two large double bedrooms, one with en-suite and a house bathroom. Presented in contemporary colours and hues, but at the same time retains traditional charm with the cosy wood burning stove in the sitting room and the distinctive vaulted ceilings in both bedrooms. With this property it's all about the location and its central location. To the rear of the property is an elevated cosy sitting area, with views over the roof tops. Parking is available in a close by car park.

This is the perfect property for investors looking for a holiday let as this property is being sold as a going concern and includes all the furniture and forward bookings. It is currently being used as a holiday cottage and successfully let via Lakelovers. There are financial projections available upon request.

Step out of your front door and you are right in the heart of bustling Windermere village offering a very convenient central location with the shops, restaurants, cafes and bars right on the door step and within easy walking distance of a large range of tourist attractions, good transport links including train, bus and Lake cruisers, offering excellent accessibility to enjoy the beautiful Lake District National Park.



## Accommodation

Open the front door into the entrance hall, which offers space for coats and muddy boots. Stairs with modern panelling lead up to the first floor.

## Dining Kitchen

*12'11 x 9'10 (3.93m x 3.00m)*

A lovely contemporary space with fitted wall and base units in white high gloss and black marble effect work tops. There are integral appliances including fridge and washer drier. An electric oven and 4 ring electric hob with extractor over. A central kitchen island offers both further storage and casual dining for four guests. A feature wall of exposed brick, a radiator and wooden floor all add to the contemporary feel. Double French doors lead out onto the balcony (a spiral staircase also leads from the balcony to the rear of the property), which has been utilised as a cosy seating area. A lockable storage cupboard which is shelved out, used by the current vendors as a linen store.



## Sitting Room

*15'7 x 12'11 (4.76m x 3.94m)*

A large bright space with high ceilings with coving continuing the contemporary loft feel, with a wooden floor and two windows over looking the front and out onto the street below. A multi fuel burner sits on a black slate hearth, perfect for those cosy nights in. There is also a radiator.



## Bathroom

A good size room with a modern bath standing on claws, with shower over and glass screen, WC and a contemporary circular hand basin which sits perfectly on a wooden storage unit. Fully tiled room to both floors and walls, a radiator and spot lights complete the look.

Stairs lead up to the second floor.



## Bedroom One

*15'9 x 12'6 (4.79m x 3.80m)*

A king size room located at the rear of the property with vaulted ceilings and beams, this is the perfect space to relax and unwind after a busy day. A small walk-in wardrobe, is a great addition, it has a hanging rail and shelves. The large room offers ample space for any additional furniture. There is a wooden floor, dormer and velux window and a radiator. There is a contemporary shower room which is fully tiled, has a shower unit, WC, hand basin and heated towel rail.

## Bedroom Two

*15'8 x 12'11 (4.77m x 3.93m)*

A second King Size room, located at the front of the property with vaulted ceilings and beams. A small dormer window offers roof top views over the streets of Windermere and far-reaching fell views in the distance. There is also a storage cupboard in the room, which houses the boiler. There is a radiator and TV points

## Directions

From our office in Ellerthwaite Square in Windermere, head into the village on Main Road. Staying on the same side of the road, continue for 300 yards passing Homeground and Sainsburys. You will find the door to Windermere Loft on the left hand side just opposite Windermere Art Gallery.  
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## Services

All mains services connected. Gas central heating- boiler located in the storage cupboard in bedroom two.

## Tenure

Leasehold 999 years from 2020. No ground rent payable. Share of Insurance costs, £200 to £300 payable per year.

## Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps.

## Rateable Value

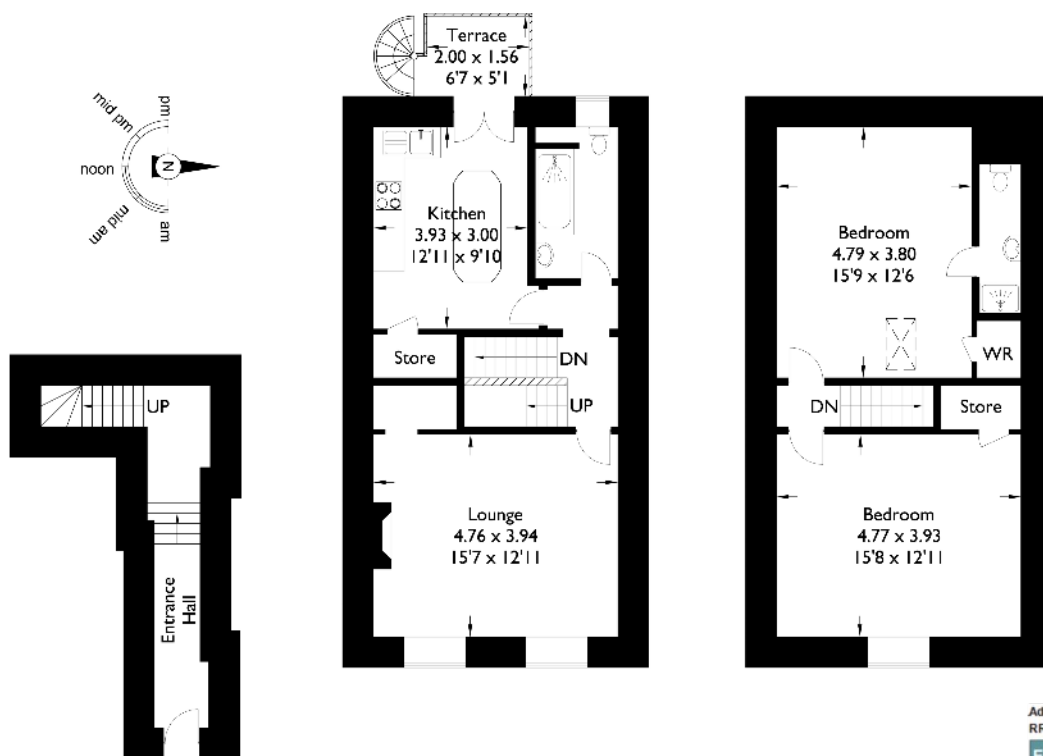
£3,200. Actual amount payable £1596.80. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

## Windermere Loft

Approximate Gross Internal Area : 102.90 sq m / 1107.60 sq ft

Total : 102.90 sq m / 1107.60 sq ft

**MATTHEWS  
BENJAMIN**

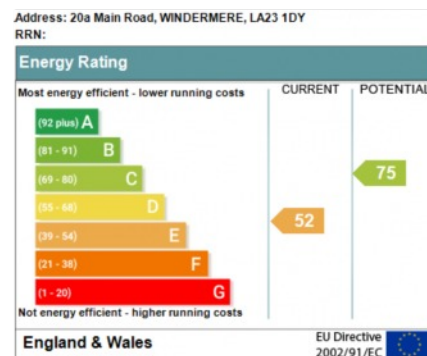


Lower Ground

Ground Floor

First Floor

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.



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.

