



# Raffleys

2 Engadine, New Road, Windermere, LA23 2LA

Guide Price £395,000

# Raffleys

## 2 Engadine, New Road, Windermere

Raffleys is a stunning, luxury first floor apartment originally part of a gentleman's former residence situated in a quiet position looking out over landscaped and well maintained communal gardens with far reaching distant views. Just a stones throw from the centre of Windermere, this is a true rarity for such a modern apartment in such a sought after location. With great attention to detail, the apartment has been recently refurbished using high end fixtures and fittings throughout, including new windows, floor to ceiling fire & sound proofing, modern two tone shaker style kitchen and attractive fitted shower room to mention just a few of its upgrades. The apartment has been well planned and offers plenty of space throughout providing a large sitting room, dining kitchen, two large double bedrooms and a family bathroom with separate WC. The quiet yet very convenient location of the apartment will appeal to a range of buyers, from those looking for a lock up and leave holiday home, a commercial holiday let or indeed a stylish permanent home or retirement apartment. The property is available with the majority of contents by separate negotiation and forward holiday bookings if required.

Located just on the outskirts of the main hustle and bustle of Windermere village, Raffleys offers the best of both worlds. The private setting is just a short stroll to the plethora of independent shops, cafes, restaurants and bars of this popular destination. The property is also a short walk away from Windermere train station. A short bus ride or manageable walk brings you to the waterfront and the Lake District's 'honeypot destination', Bowness-On-Windermere. It's also a short drive to the A592 so it's a great location for those who are looking to commute.







### Accommodation

With its own private entrance on the ground floor, stairs lead upstairs to the first floor, a half way landing and door provide a break in the stairs before leading to the reception landing.

### Reception Landing

*11'8 x 10'7 (3.56m x 3.22m)*

A large and welcoming reception landing large enough to house an office space with desk accompanied by plenty electric points, telephone line and feature picture rail. The landing is blessed with light with a window enjoying a view to the fells in the distance. This spaciouly wide hall has a double door cupboard built in housing.

### Sitting Room

*18'2 x 17'3 (5.54m x 5.26m)*

A larger than average south facing room which is light and bright provided by a large window with cushioned window seat enjoying a pleasant outlook. This excellently appointed living space has a substantial sandstone feature fireplace with a recessed black shelved alcove adjacent. The living is finished with wood effect luxury vinyl tiles, deep skirting boards and two vertical style radiators.

### Kitchen Diner

*15'6 x 9'0 (4.72m x 2.74m)*

A well planned kitchen diner offering a two tone kitchen in a shaker style with brass fittings including integral appliances of integrated pyrolytic oven, microwave, induction hob with extractor, fridge and freezer and wine cooler and completed with freestanding Beco washing machine/dryer and dishwasher. A central island style of base units in navy blue with matching glazed display units contrast superbly with the white quartz work tops for a stylish look which match in elegantly with the sunken Belfast sink unit and brass tap. Both the kitchen area and dining space have an array of lighting from floor to counter to ceiling

and also enjoy plenty of natural light with a window to both the rear kitchen area and dining area. The kitchen is finished with luxury vinyl tiled floor, deep skirting boards and has an internal black framed window through to the hallway which is fire resident.





### Double Bedroom One

17'3 x 14'10 (5.26m x 4.51m)

This bedroom has a large bay window that floods the room with light. Luxurious in feel, this is a spacious bedroom that will accommodate a super king bed. A decorative fire place takes pride of place in the room. Modern ladder style radiator and wooden flooring. The rooms enjoys a leafy view of the grounds to the front. TV point.

### Shower Room

A traditionally themed Victorian bathroom where back and white metro style wall tiling adds a modern touch. There is a large shower tray with rainfall shower head and a wash basin. High ceilings contain inset spotlights and contemporary black and white flooring to the floor and walls.



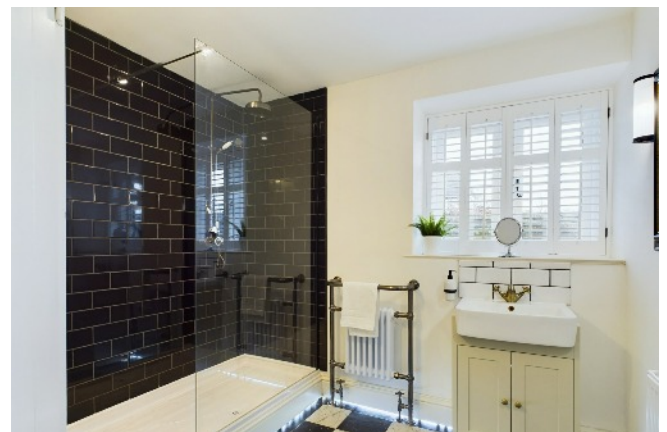
### Separate WC

With a window and contemporary black and white tiling to both the floor and round the hand basin

### Double Bedroom Two

15'1 x 14'2 (4.60m x 4.32m)

A second large king size bedroom with a large window and cushioned window seat below, over looking Birthwaite gardens. Modern and luxurious fixtures including Ladder style radiator and wooden flooring. TV point.







### Outside

To the outside of the property there are communal gardens and a garage for Flat 2 with a parking space in front. Pedestrian access onto Birthwaite Road can be found to the side of the property and vehicular access off Lake Road. There is potential for additional parking and an outside seating area to be created with agreement of the other owners within Engadine.

### Services

Mains water, electric and gas. Septic tank drainage.

### Tenure

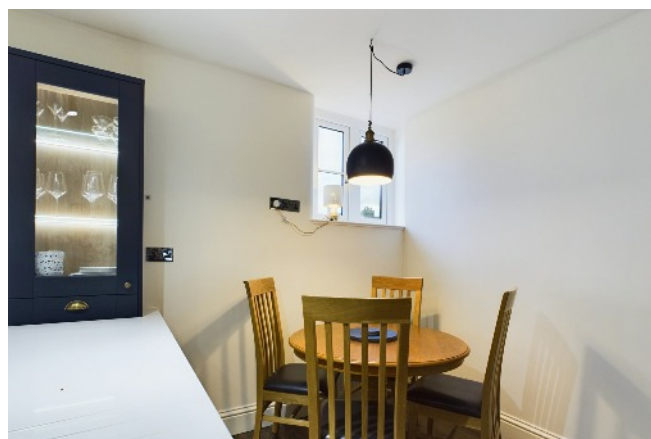
The property is long leasehold on a 999 year lease from 1st April 1973 with a ground rent of £15 per annum. We understand the upkeep and insurance of the building is shared between the 4 apartments. A copy of the lease is available for inspection at our Windermere Office. Please note, the owners are part of the management company which make up the Freehold.

### Council Tax Band

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### Additional Key Features

- Ring Doorbell Device
- Intercom System
- Hive Heating System
- Fire Doors
- Integrated Fire Alarm
- Emergency Lighting
- Upgraded with fire-proofing, sound-proofing and full re-wiring.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

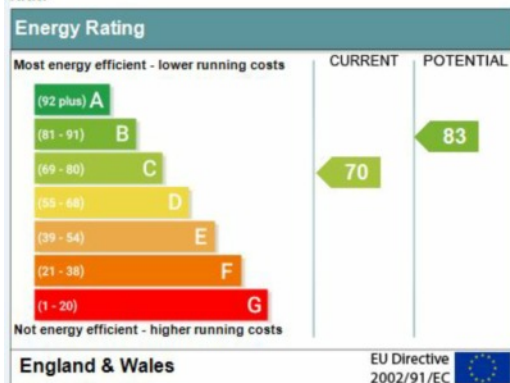
Approximate total area<sup>TM</sup>  
1541.97 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Address: Flat 2, Engadine, New Road, WINDERMERE, LA23 2LA  
 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.

