



# The Garden Flat

Hazelhurst, Hazel Street, Windermere, LA23 1EL

Guide Price £215,000

# The Garden Flat

Hazelhurst, Hazel Street, Windermere

Tucked away in a quiet street, yet just a stone throw from the hustle and bustle centre of Windermere, you will find The Garden Flat. The Garden Flat is a spacious one-bedroom apartment on the lower ground floor, set in a traditional Lakeland style property with recent upgrading and modernisation in recent years to a high standard and the added comforts of gas central heating and UPVC double glazing throughout. The property is currently a successful holiday let with Lakelovers and will suit a variety of buyers as either a well placed holiday retreat, investment property or a comfortable permanent home.

The property is very conveniently located lying within a few minutes walk of the popular village of Windermere 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

Stone slate steps leading down to UPVC double glazed door into:



## Kitchen

Modern fitted kitchen with a range of white gloss wall and base units complimented with red splash backs and wooden effect work tops. Integral stainless steel sink and drainer, dishwasher and fridge and four ring gas hob with extractor over with electric oven below. There is ample space for a dining table and a built in storage cupboard housing gas heated combi boiler. Leading from the kitchen to:

## Inner Hallway

Large hallway with built in storage/ cloaks cupboard and further storage cupboard, laminate flooring and halogen down lighting.

## Sitting Room

Spacious sitting room finished with central electric feature fireplace set in an oak surround and marble hearth, laminate flooring and halogen down lighting, TV point and UPVC double glazed door leading to stone steps giving access to communal garden area.



## Bedroom

Excellent king-size bedroom with deep sill UPVC windows to two sides, halogen down lighting and built in wall cupboard housing electrics.



## Shower Room

Modern fully tiled shower room comprising of built in shower cubicle, double modern sink unit with built in under storage and low suite toilet. Chrome heating towel rail, wall shaver point, extractor and halogen down lighting.

## Outside

Shared use of communal garden areas and shared gated access over rear neighbours patio to kitchen entrance of apartment. There is a residents parking permit for the neighbouring streets.

## Directions

Walking from our Windermere office in Ellerthwaite Square turn back into the village and cross over the two pelican crossings onto Crescent Road and turn right onto Oak Street and Hazel Street is the second left turn with Hazelhurst immediately on the right hand side. There are two entrances to The Garden Flat, both are shared access and steps leading down, with the rear one leading to the kitchen and the front garden entrance leading to the lounge.

Whattreewords: [///crush.songbook.smelter](http://crush.songbook.smelter)

## Services

Mains electricity, drainage and water. Mains gas combi boiler

## Tenure

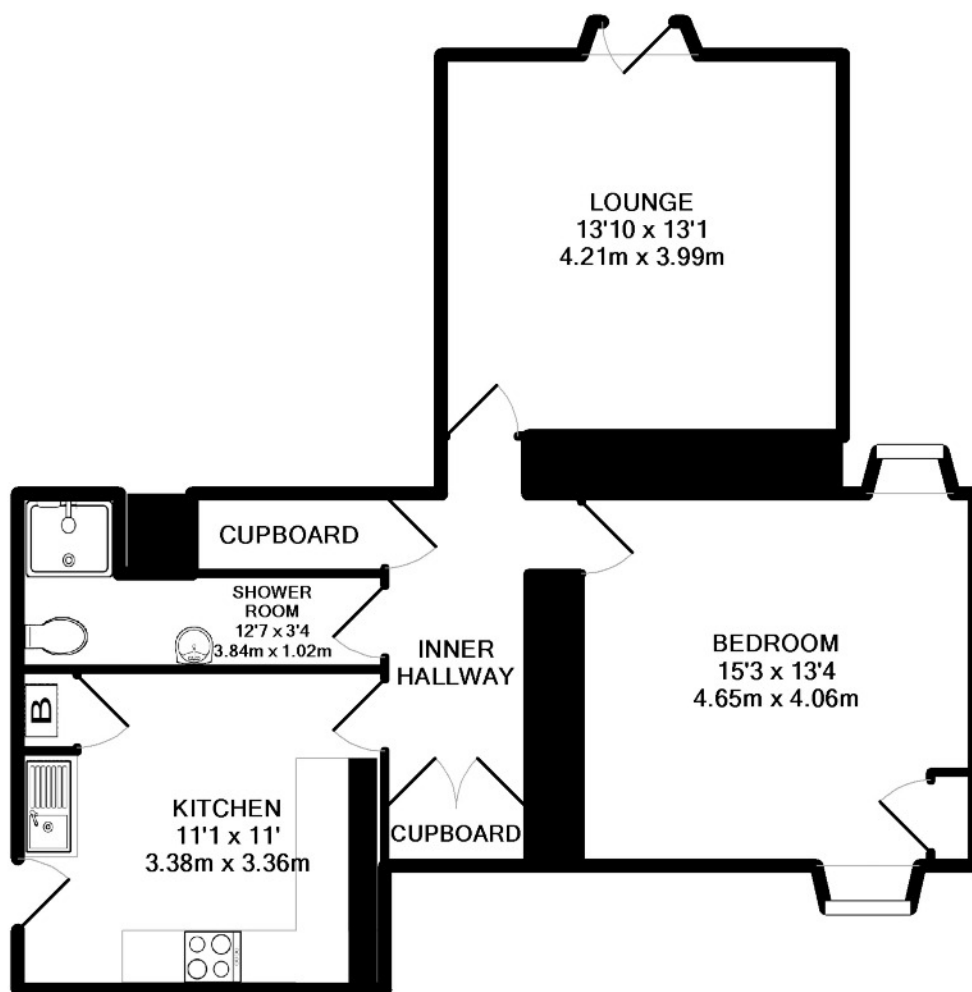
Leasehold on a 999-year lease from 1988. There is an annual charge covering the building insurance of £393.51 per annum. The Garden Flat is responsible for 1/6 of any external maintenance, repairs and decoration undertaken on Hazelhurst House.

## Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

## Council Tax Band

B



TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 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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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.

