



1 Orrest Drive Flats

Windermere, LA23 2LF

Guide Price £163,000

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Windermere

If you are looking to purchase your first home and get a step on the property ladder, or you are looking to downsize for retirement purposes and need a property with low maintenance then look no further than 1 Orrest Drive. A modern purpose apartment located on the outskirts of Windermere village originally built by South Lakeland District Council. Number 1 is a well proportioned ground floor apartment, with private entrance, private garden and a private parking space. The accommodation briefly consists of a living/dining room, kitchen, two bedrooms and a bathroom.

The property is conveniently located very close to the bustling and popular village of Windermere offering shops, restaurants, cafes and bars right on the door step and within easy walking distance of a large range of tourist attractions. Other benefits are close to all local amenities and the transport links including train, bus and Lake cruisers which offer excellent accessibility to enjoy the beautiful Lake District National Park.

A local occupancy restriction applies to the property where the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase and use the property as their main/only residence.



Accommodation:

Entrance door to:

Private Entrance Hall

Ideal area for storing coats and boots. Two deep storage cupboards, one which contains space and plumbing for a washer/dryer and houses the boiler.



Sitting Room

18'0 x 10'3 (5.49m x 3.12m)

UPVC glazed window to front with an open fire set in a tiled fireplace with matching tiled hearth. To one side of the fire place are two storage cupboards with shelving. Ample space for a small dining table. Two radiators, TV



and telephone point.

Kitchen

9'8 x 6'2 (2.95m x 1.89m)

A range of modern fitted wall and base units in cream with a stainless steel sink unit and a handy shelved pantry style cupboard. Connection and space for electric gas cooker and space for freestanding fridge freezer. UPVC glazed window to rear looking out onto the private garden. Modern tiled floor and splash backs.

Inner Hallway



Bedroom One

13'4 x 10'3 (4.07m x 3.12m)

A good sized double bedroom located at the front of the property with a large UPVC glazed window. Large double wardrobes with mirrored sliding doors offering great storage space.

Bedroom Two

10'6 x 6'6 (3.19m x 1.97m)

Single bedroom with UPVC glazed window to rear of the property

Bathroom

To rear of the property is a modern three piece suite in white with wash hand basin inset into storage cupboard, low level WC and bath with shower over. Ceramic tiled splash back, heated towel rail and UPVC glazed window.

Outside

To the rear of the property is a concreted small car standing space, with access off Thwaites Lane or Droomer Drive. Small garden area, that is mainly shrubbed and small outhouse for storage purposes.

Directions

From Windermere village centre bear left before the co-op onto Oak Street, take the third left onto Orrest Drive bearing left where the block can be found approximately 100 yards along on the right hand side. What3words: ///mocked.boomer.lads

Services

Electricity, water and drainage are connected.

Tenure

Leasehold - the property is held on the residue of a 125 year lease from 1990.

Internet Speed

Superfast download speed of 80 Mbps and upload speed of 20 Mbps.

Council Tax Band

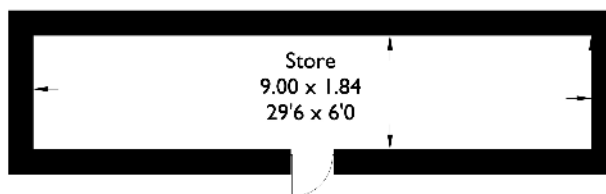
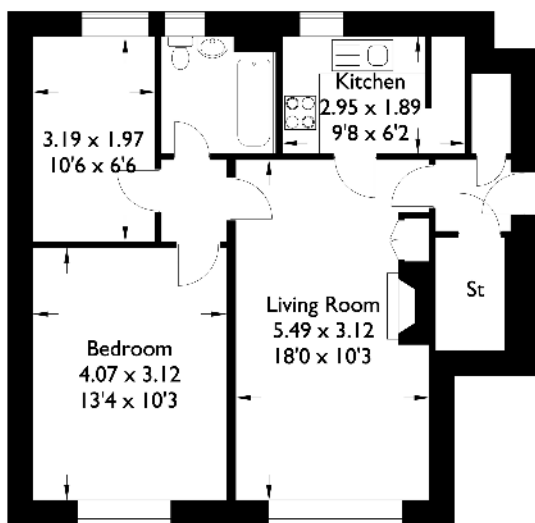
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Approximate Gross Internal Area : 54.01 sq m / 581.35 sq ft

Store : 16.56 sq m / 178.25 sq ft

Total : 70.57 sq m / 759.60 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.



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.

