



# Flat 2, 42 Main Road

Windermere LA23 1DY

Guide Price £165,000

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Opportunity has arisen to purchase a two bedroom flat occupying the second floor within a traditional Lakeland stone building. This well presented flat is situated on the second floor above a retail premises in the centre of Windermere. It shares communal access on the ground floor with the flat below. The flat has been used and maintained by the current owners for many years but would benefit from some modernization and offers plenty of scope for a new owner to put their own stamp on it. Please note the building had a new roof in 2023, was externally decorated and the flat had 3 new PVC windows installed. Accommodation briefly comprises of a sitting room, kitchen, bathroom and two double bedrooms. Offering pleasant far reaching views over the village rooftops to the Lakeland fells, this property also benefits from double glazing and modern bathroom and kitchen making this an ideal weekend bolt hole, first time buy or permanent home. Please note sub-letting or holiday letting is not permitted.

Centrally located in Windermere village in the heart of the Lake District National Park. The thriving village atmosphere has developed into somewhat of a café culture in recent times and the village centre offers a range of cafes, restaurants, local shops, supermarket and traditional pubs and only a short walk or drive down towards Windermere Lake to Bowness offering further amenities and attractions including boating activities on the lake shore.



## Accommodation

Through communal door and up two flights of stairs to the main entrance.

## Hallway

A central hallway, with hook for coats and shoes and giving access to all rooms

## Living Room

16'5 X 13'3 (5.00m X 4.04m)

A spacious and comfortable sitting room with a central wooden fire surround with a tiled back with an electric fire and electric, wall mounted, off peak storage heater. A large window located at the rear of the property offering a pleasant outlook.



## Kitchen

13'9 x 5'10 (4.20m x 1.77m)

A simple kitchen offering a good range of both wall and base units in white with contrasting black laminate work tops and tiled splash backs. There is a stainless steel sink and draining board, space for a free standing electric cooker and fridge. To one side of the kitchen is a fold down pine breakfast bar. A large window over looks the street below.



## Bathroom

An average size bathroom with a white panelled bath with electric shower over and glass screen, WC and hand basin with cabinet over. Fully tiled with an electric heater, airing cupboard and shaving points.



## Bedroom Two

13'9 x 11'1 (4.18m x 3.37m)

A double room with a window over looking the street below, electric wall mounted, off peak storage heater.



## Bedroom One

18'9 x 9'6 (5.71m x 2.90m)

A further double room, currently used as a twin with a built in wardrobe offering hanging space and cupboard above. An electric, wall mounted, off peak storage heater and window over looking the street below.

## Directions

From Ellerthwaite Square head back into the village along Main Road passing the petrol garage on the left-hand side. At the end of the next terrace is a carpet shop and the entrance to the flat is at the side.

Long term parking can be found just down the road on Broad Street and drop off (1 hour parking) or overnight is just outside on street. The current owners have never struggled to park and getting a parking permit from the local council is handy.

## Services

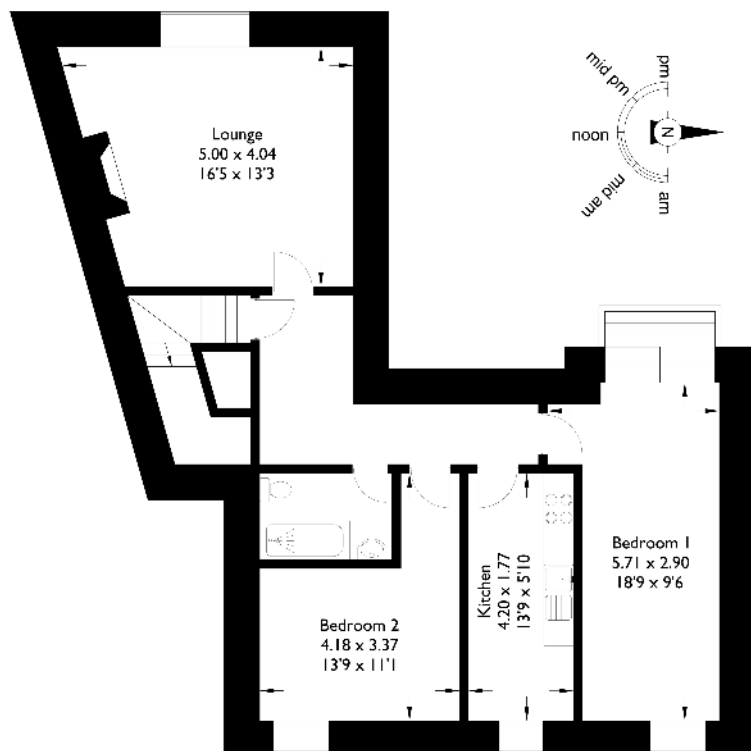
Mains water, drainage and electricity. Electric storage heaters.

## Tenure

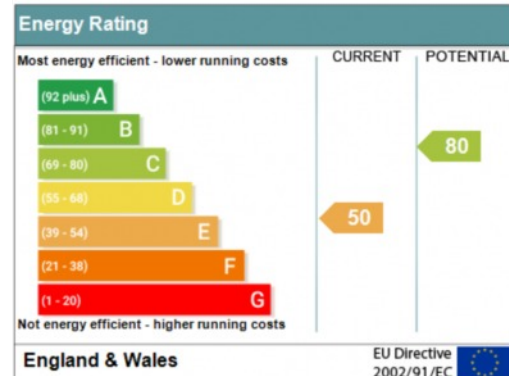
Leasehold. Original 99 year lease from 25<sup>th</sup> July 1978 which has recently been extended by a further 99 years ending on 23<sup>rd</sup> June 2176. Annual peppercorn rent £10 if demanded. Please note the property cannot be holiday let or sub-let under the terms of the original lease.

## Flat 2, 42 Main Road

Approximate Gross Internal Area : 68.77 sq m / 740.23 sq ft



Address: Flat 2, 42 Main Road, WINDERMERE, LA23 1DY  
 RRN:



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.

**MATTHEWS  
 BENJAMIN**

### 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.

