



4a Windermere Bank

Lake Road, Bowness-on-Windermere, LA23 2JJ

Guide Price £195,000

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Sale of a larger than average two bedroom flat which enjoys views of the lake and fells and is well placed for all the amenities of the village. Windermere Bank is a substantial Lakeland terrace building on the approach to Bowness from Windermere, close to a wide range of amenities with shops, public car parking, cinema and restaurants all close by.

This spacious, two bedroom, top floor flat, enjoys lake and mountain views. Tastefully presented throughout, with modern appointments and gas central heating this is a very comfortable and surprisingly spacious home suitable as permanent or second home (but lease excludes commercial holiday letting).



Accommodation

Entrance Hall

Secure entrance on the ground floor on the common stairwell and a private entrance on the upper floor. Stairs and hallway with deep storage cupboard. Access to insulated loft.

Living Room

16'2 x 13'6 (4.92m x 4.11m)

A glazed door from the hallway and an attractive pine and marble fire place which can be fitted with a gas or electric fire. A good size window gives an excellent view over Lake Windermere to the woodlands of Claife Heights.



Dining Kitchen

14'10 x 13'9 (4.53m x 4.19m)

A pleasant bright kitchen diner finished with laminate floor with ample space for a dining table and enjoying a splendid view of the lake and Langdale Pikes. The kitchen area is well fitted with a range of floor and wall cabinets which incorporate five ring gas hob, electric oven, cooker hood and stainless steel sink unit. Fitted cupboard housing gas fired central heating boiler. Access to fire escape.



Bedroom One

14'6 x 13'10 (4.43m x 4.22m)

Accessed off the kitchen diner with Jack n Jill access to the bathroom. A generous double bedroom with a large window enjoying outlook to the street side.

Bathroom

A generous size bathroom fitted out with an attractive modern three piece white suite which comprises WC, pedestal wash basin and a large panelled 'P' shaped bath with electric shower, complete with rounded glass shower screen. Tiled floor and heated towel rail - this can be powered by electricity or gas central heating.

Bedroom Two

15'4 x 10' (4.68m x 3.04m)

Accessed from the living room, this double bedroom has Jack n Jill access to the bathroom, large under eaves storage with window above.



Services

All mains services are connected. Gas fired central heating.

Tenure

Long leasehold for an original term of 999 years from 4th January 1993. Nominal ground rent. 1/3 contribution to buildings insurance of approximately £500 per annum and 1/3 contribution to main building costs when notice is given about work needed doing.

Council Tax Band

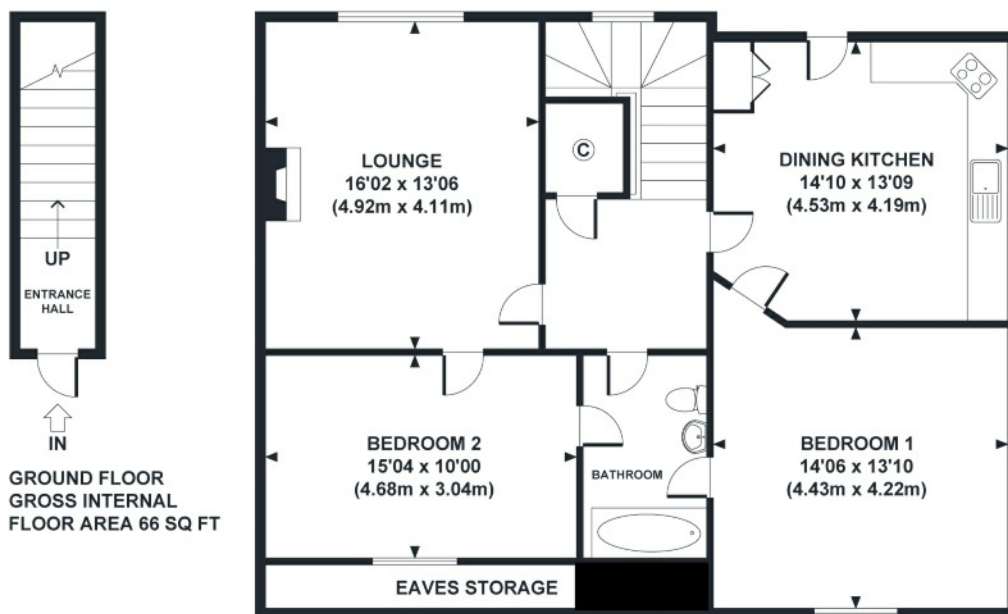
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Directions

Approaching Bowness from Windermere on Lake Road, pass Beresfords Bistro and Bar on the left and Windermere Bank is another 25 yards on the right hand side. Free on street parking is available on Beresford Road. The ground floor secure entrance to Windermere Bank is just before Aqua Hair Salon on the right. The secure entry leads to a common stairwell used by two apartments the upper entrance belonging to number 4a.



4A WINDERMERE BANK



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 66 SQ FT

GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1008 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1074 SQ FT / 99.80 SQ M
 For illustrative purposes only. Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

