



Apartment 1, The Royal

Church Street, Bowness-on-Windermere, LA23 3GN

Guide Price £450,000

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A neatly presented large ground floor apartment set in the heart of Bowness Village with 2 double bedrooms (1 en-suite), bathroom and large open plan modern living space with views over Bowness. Well maintained communal areas welcome you into the development with lift and stair access to the first floor and down to the underground, secure, private parking area. The apartment also benefits from a private secure garden area, perfect low maintenance sitting out area, creating an ideal apartment for those looking for modern, low maintenance living.

The property is very conveniently located, centrally in the bustling and popular village of Bowness offering very convenient central location with the shops, restaurants, cafes and bars of Bowness right on the doorstep. local amenities and tourist attractions close at hand, with good transport links including train, bus and Lake Cruisers all within a easy level walking distance, offer excellent accessibility to enjoy the beautiful Lake District National Park.

Please note, a local occupancy condition applies to the property meaning occupation can only be by people as follows:

Persons employed or about to be employed or last employed in the administrative District of South Lakeland or a person who has for the period of three years immediately preceding his occupation had his only or principal residence in the administrative District of South Lakeland.



Accommodation

Communal entrance with intercom system for all apartments, stairs to each floor and lift access. The lift goes directly into the vestibule at the entrance for Flat One.

Entrance Hallway

Gives access to all rooms and has a wooden floor. There is separate storage cupboard, which contains the water tank, Vaillant boiler and has the space and plumbing for a washing.

Open Plan Living Room and Kitchen

Stretching across the width of apartment is an impressive dual aspect open plan space with pleasant views over the town of Bowness-on-Windermere. There is an external door that leads out to a private garden area. This spacious room has ample space for a dining table. There is a fitted desk with drawers and cupboard under, with a granite top, perfect for anyone working from home.



Kitchen Area

Off the sitting area, there is a good range of modern, gloss wall and base units, inset stainless steel sink and drainer and integrated appliances, Neff dishwasher, microwave, oven and 2 ring induction hob with extractor hood over. There is a breakfast bar with stools under. Part tiled walls and tiled flooring.



Bedroom One

Located at the rear of the property, a good size double room with fitted wardrobes.

En-Suite Shower Room

Newly refurbished fully tiled room with a large walk-in shower with rain shower head, and WC. Heated towel rail, shaver point and extractor fan. A large, fitted wall mirror with hand basin below.



Bedroom Two

A further double bedroom with window, radiator and fitted wardrobes with sliding doors.



Bathroom

A three piece suite of bath with an illuminated bath panel, with shower over, wash hand basin and WC. Heated towel rail, shaver point and extractor fan. Tiled walls and floor.

Outside

There is a private garden area with a good mix of a paved area and gravel areas with railings around. Secure underground parking dedicated for one vehicle.

Directions

From Windermere continue into Bowness village, down Crag Brow and across the mini roundabout. The main entrance can be found to the left hand side of Costa Coffee. Whatthreewords: ///joys.princely.bunks

Services

Mains water, gas and electricity and drainage. Gas fired central heating to radiators.

Tenure

Leasehold. On a 999-year lease from 2011 subject to the annual service charge of £2,929.69 per annum for 2024.

Internet Speed

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

Council Tax Band

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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.

