



20 Mountain Ash Court

Spoooner Vale, Windermere, LA23 1AU

Guide Price £375,000

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Opportunity arises to purchase a luxury apartment in Windermere, Mountain Ash was developed on the site of a former Victorian hotel by highly regarded national developers Charles Church during 2007. No.20 occupies a prime position on the third/top floor offering extremely well proportioned two-bedroom accommodation with a large storage space, two bathrooms, kitchen and living room with Juliet balcony. Tasteful finishes and quality fittings combine with immaculate presentation to create a very comfortable and luxurious home which will appeal to a wide variety of buyers including retirement, people wanting to downsize or an easy maintenance bolt hole. The development offers both privacy and security with each apartment having a secure entry system with both stairs and a lift operating to each level.

Mountain Ash is ideally located just off Spoooner Vale close to the centre of Windermere village and is within a short walk and easy access to a wide range of amenities including the railway station with a connection to the West Coast mainline, St Mary's Church and health centre and a wide variety of shops, restaurants and cafes including Booths supermarket.



Accommodation

A secure entry system from the main entrance on the main roadside leads to a stairwell and lift to the third floor where there is a private entrance for the property. There is also an additional back door entrance from the car park area.

Entrance Hall

Spacious reception hall with a useful walk-in storage cupboard which houses the hot water cylinder.

Living Room

Oak door leads from the hallway into the splendid main living room of the apartment with a contemporary open feel offering a bright and airy space. The room enjoys a dual aspect from the large windows around the room which also include glazed double doors which open onto a Juliet balcony enjoying a pleasant outlook over the woodland and fields in front. In addition, there is ample space for a dining table opposite the kitchen.



Kitchen

The superb, fitted kitchen creates an excellent light modern working space with extensive range of high-quality cabinets in white gloss, finished with polished black granite work surfaces. Incorporating fitted equipment including a Neff electric oven, five ring gas hob, cooker hood, inset stainless steel sink unit, fridge/freezer, slim line dishwasher and washer/dryer. To complete this attractive kitchen there is attractive flooring, work top spotlights and stainless-steel splash back.



Master Bedroom Suite

A beautiful larger than average bedroom suite with high quality wardrobes fitted by local craftsmen providing extensive wardrobe space in addition to the listed room measurements. This room looks out over the front of the building and the manicured communal gardens.

En-Suite Shower Room

This modern, spacious shower room is finished with modern wall tiling, chrome towel radiator and a quality white suite of WC, pedestal wash basin and wide shower cabinet. Over the wash basin there is a mirrored bathroom cabinet.



Bedroom Two

A further generous double bedroom with a range of fitted wardrobes and UPVC window overlooking the front of the building and communal gardens.

House Bathroom

This good sized modern bathroom is tastefully finished with attractive wall tiling, chrome towel radiator and a quality suite of WC, pedestal wash basin and panelled bath with shower over bath and glass screen.

Outside

Private parking for two vehicles and the use of the communal gardens.

Directions

At the top of Windermere village, turn left onto the A591, Ambleside Road. Continue past St Mary's Church and take the second left into Spooner Vale with the entrance to Mountain Ash immediately on the right. The apartment is in the block to the right-hand side.

Whatthreewords: ///chopper.hardback.bead

Services

All mains services connected. Gas fired central heating.

Tenure

Long leasehold for an original term of 999 years from 2007. The freehold is vested in the Trinity Management Company. The management charge for 2024 is circa £265 per month, this charge covers day to day running of the building, window cleaning, servicing of common parts, exterior maintenance and insurance. Ground rent £150 per annum.

Please note the property is subject to local occupancy restriction as follows;

The occupation of the apartments hereby permitted shall be limited to the following descriptions of persons:

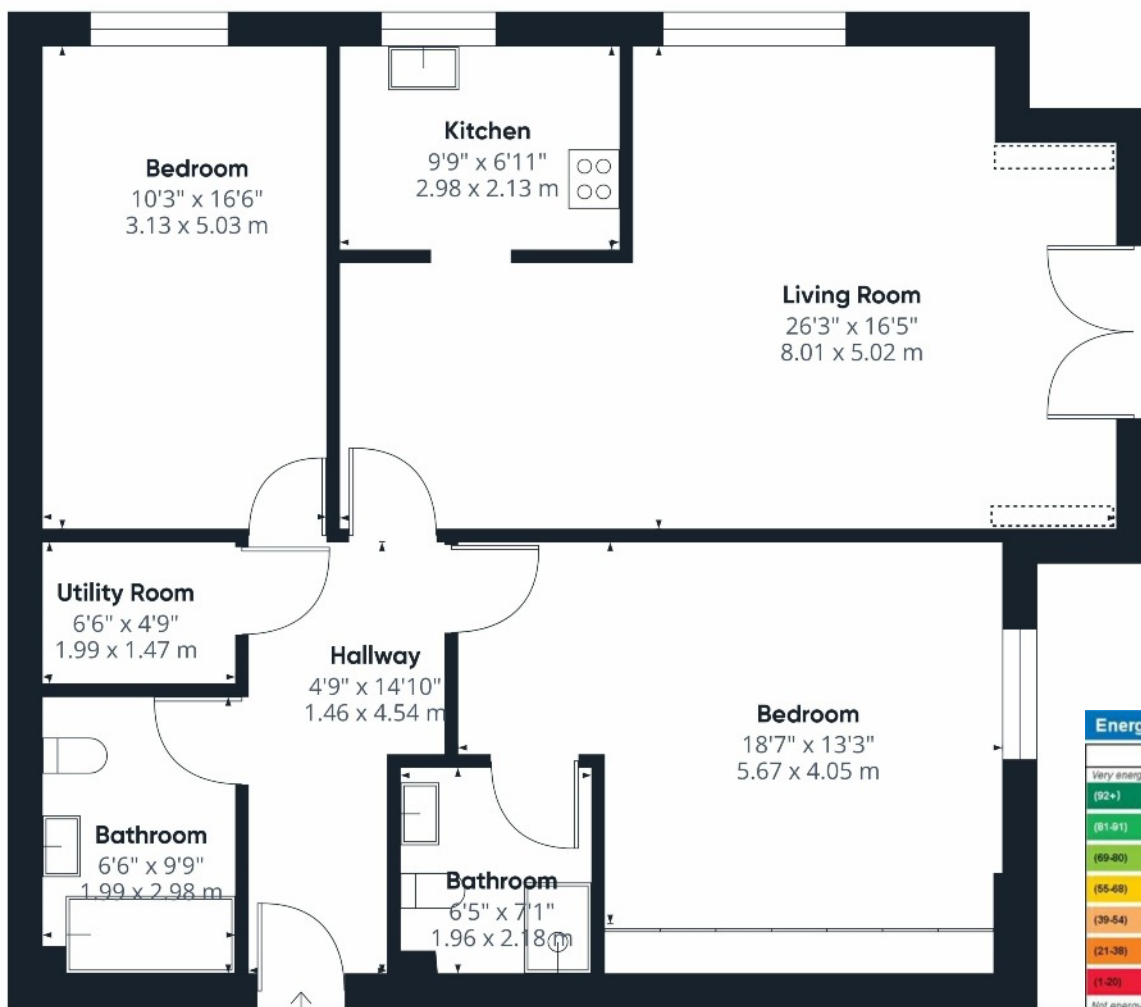
- i) a person employed, about to be employed, or last employed in Cumbria; or
- ii) a person who has, for the period of 3 years immediately preceding his occupation, had his/her only or principal residence in Cumbria.

Internet Speed

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

Council Tax Band

E



Approximate total area*
1061.46 ft²
98.61 m²

Reduced headroom
6.39 ft²
0.59 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

