



# 11 Elim Mews

Windermere, LA23 2JY

Guide Price £250,000

# 11 Elim Mews

## Windermere

The sale of a comfortable purpose built flat on a popular development which is offered in good clean decorative order. The layout of the accommodation is well planned and gives two spacious bedrooms each with built in storage.

The property benefits from extra storage within the outside store as well as UPVC double glazing throughout. There is allocated parking for number 11. The flat will accommodate a wide variety of buyers including those looking for a permanent residence, as a comfortable second home or even holiday let.

Located in a popular residential area just a few minutes walking distance of Bowness and Windermere village centre convenient for a range of shops, restaurants and amenities. Elim Mews is set well back off the road between Windermere and Bowness. On the edge of a small modern development offering an ideal base to explore the beautiful Lake District National Park.



## Accommodation

Enter the part glazed door through to the:

### Entrance Hall

The main hallway with an open cupboard currently housing the standing fridge/ freezer.



### Living Room

The living room is a spacious room with a large window facing the main courtyard. A bright and airy room with a TV point and door accessing the kitchen.



### Kitchen

The kitchen is a cosy space with views out to the main courtyard and a good selection of wall and base units. There is a stainless steel mixer tap with drying rack and plumbing for a washing machine. There is an electric induction hob and cooker with extractor and tiled splashback.



### Bedroom One

The main bedroom is a spacious double with large windows looking out towards the rear of the property. The room is light and airy and offers an inset wardrobe.

### Bedroom Two

Double bedroom which is currently utilised for storage. Large windows facing to the rear of the property. Inset storage cupboard.



### House Bathroom

The house bathroom comprises of a three piece suite including a bath with electric shower head, pedestal sink and WC. There is a window to the front of the property.

### Outside

Communal patio at rear of property, shared between a few of the residents. Private small outside area outside of front door. Outdoor store hosting consumer unit, boiler and storage. Communal courtyard with allocated parking space and guest parking.

### Directions

From our office in Windermere continue down the main road to Bowness. After passing Beresford Road on the left and Beresfords Restaurant and Bar take the next drive entrance on the left signed Elim Grove. Bare left into the Elim Mews development. Private parking for no.11 is assigned on the right just in front of the property.

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### Services

All mains services connected. Gas central heating.

### Tenure

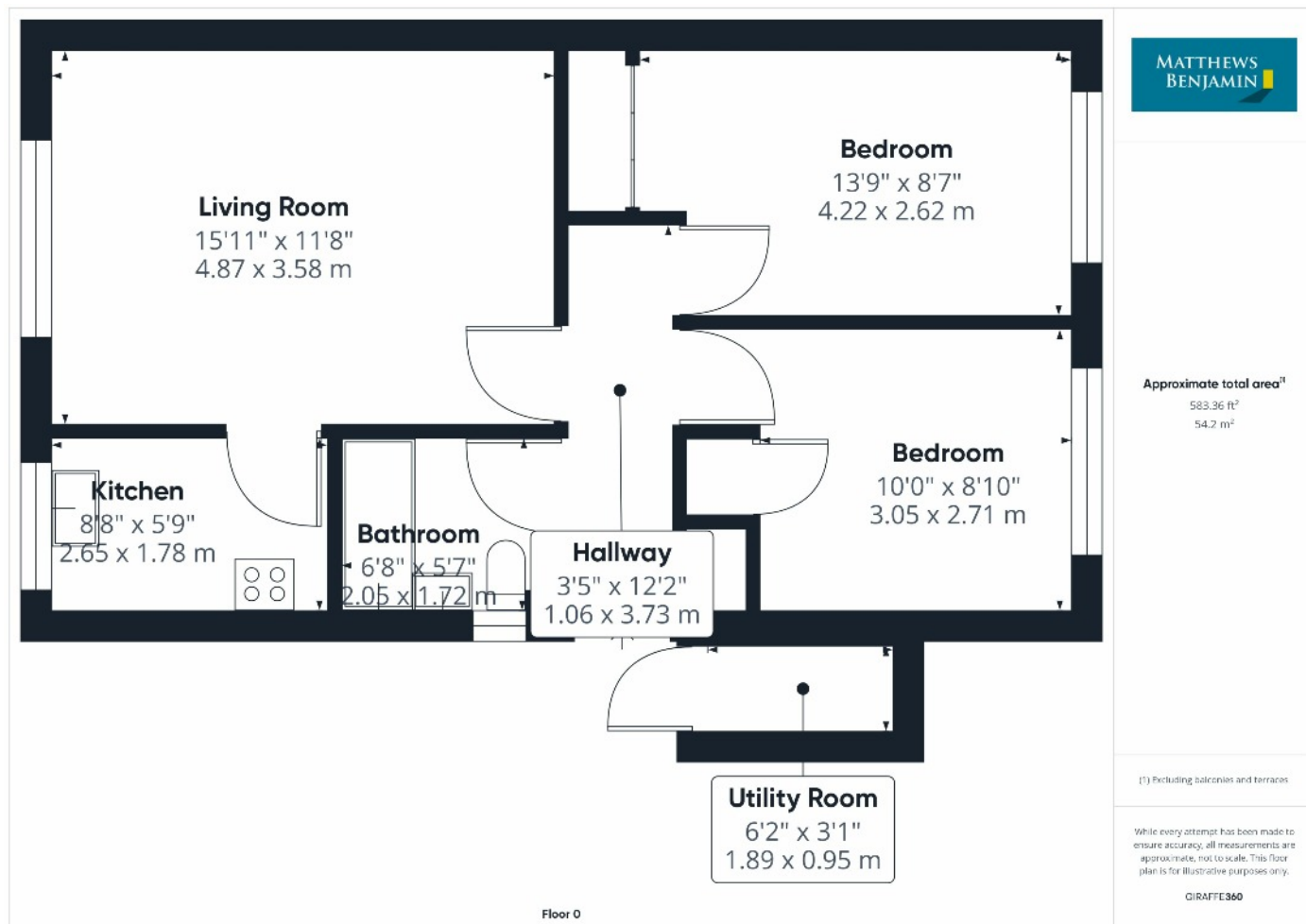
Leasehold. The property is held on a residue of a 999 year lease with a quarterly service charge of £150 per quarter. All owners pay a fair and property portion of the costs and expenses as and when required for communal outgoings. We understand this to be approximately £100.00 per annum each for insurance (including buildings insurance) The owners of the properties also share the freehold.

### 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.

