



7 The Court

South Craig, Bowness-on-Windermere, LA23 2HZ

Guide Price £250,000

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South Craig, Bowness-on-Windermere

7 The Court is a well proportioned top floor apartment in a popular residential area of Bowness-on-Windermere conveniently situated for all the local amenities and having easy access to the public transport services and M6 Motorway.

The accommodation which offers two double bedrooms, an open plan reception room, fully fitted kitchen and a newly renovated bathroom is currently operating as a holiday let and is ideal for a range of purchasers including those looking for a permanent home or the buy to let investor.

There is a well maintained courtyard to the front of the property providing ample parking for two vehicles.

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. The Court 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

A communal entrance with intercom system gives access to just three apartments, one on each floor with number 7 located on the top floor with a generous landing outside the private entrance.

Entrance Hallway

Electric heater, entry phone, storage/cloaks cupboard.

Living Room

Open plan living space with ample space for a dining table and open to the kitchen. There is a double glazed window enjoying an elevated aspect, electric heater, inset spot ceiling lights, telephone point and television point.

Kitchen

Fitted kitchen with a range of base and wall units, sink unit in front of the double glazed window, dishwasher, built in Bosch oven, microwave, electric Bosch induction hob with extractor/filter over, built in Bosch fridge, built in Siemens freezer, washing machine, tiled splash back and Amtico flooring.

Bedroom One

A queen sized bedroom, double glazed window, electric heater, space for a wardrobe, dressing table and bedside cabinets. Loft hatch access.

Bedroom Two

A smaller double bedroom with double glazed window, electric heater.

Bathroom

Recently renewed in 2022 this modern suite comprises four piece suite of curved shower cubicle, paneled bath, wash hand basin with storage under and WC. There is a built in airing cupboard housing SunAmp electric hot water system. Two extractor fans, vinyl flooring, inset ceiling lights in PVC ceiling, heated towel rail, tiled walls.

Outside

There is private parking for two vehicles in the private courtyard.

Services

Mains electric, drainage and water.

Tenure

Leasehold of 999 years with 964 years remaining. Annual service charge of £1800 per annum covering building insurance, cleaning and maintenance of communal areas. The management company is Rowan.

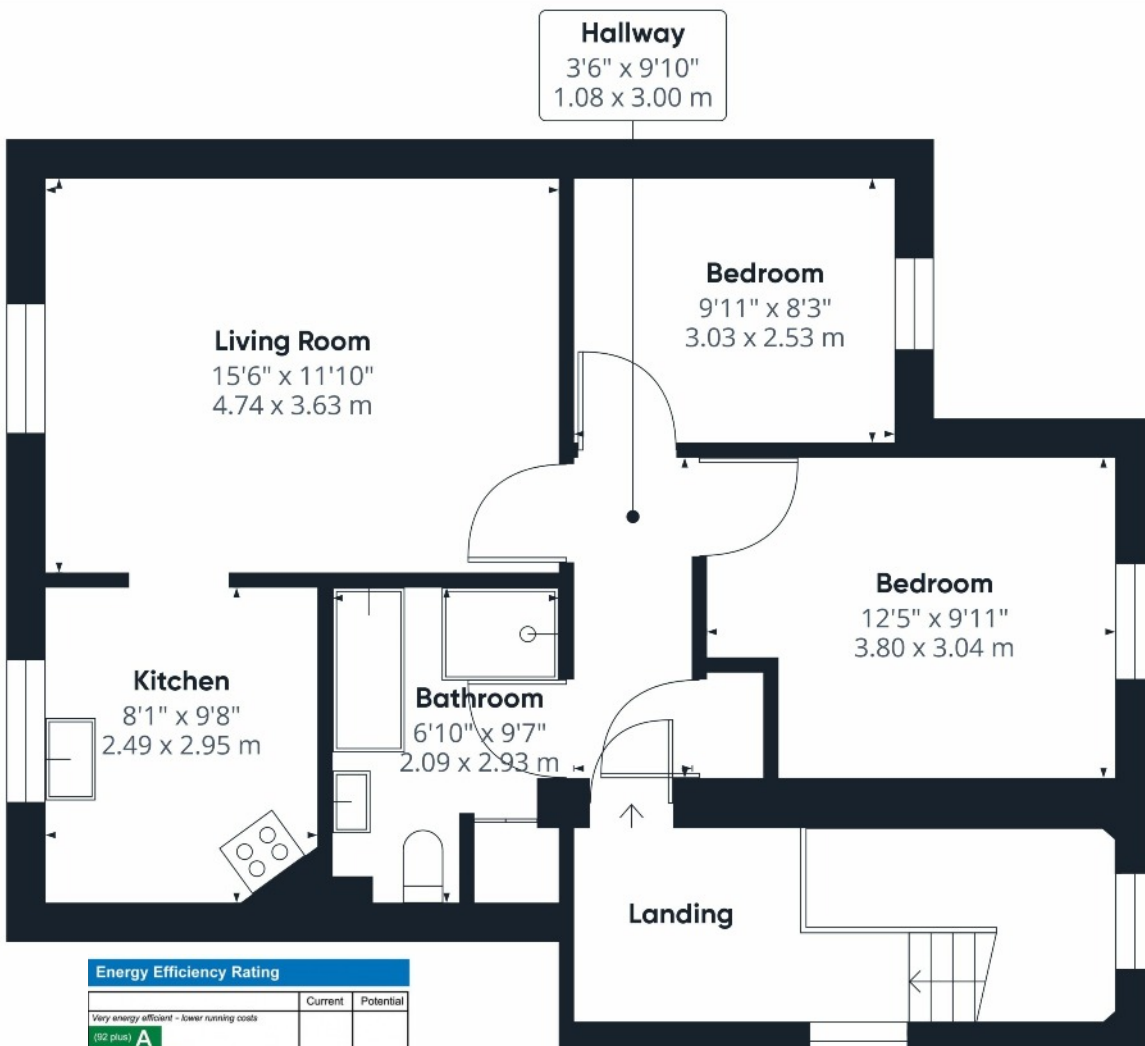
Internet Speed

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

Council Tax Band

D





Approximate total area⁽¹⁾
 577.89 ft²
 53.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

