



3 Fairhaven

Main Road, Windermere, LA23 1DX

Guide Price £325,000

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Situated within a traditional stone built Victorian building, 3 Fairhaven is a two bedroom maisonette, which has the benefit of its own private entrance. A spacious 2-bedroom apartment which offers the perfect marriage of both original, period features combined with modern day facilities and comfort. One of just seven apartments converted in 1966 within Fairhaven, No.3 has over the years been carefully and sympathetically modernised whilst retaining many of the period features including, high ceilings, ornate plaster work, and original sash windows. Will suit a wide range of buyers as this property makes an ideal weekend bolt hole, first time buy or permanent home. Please note sub-letting or holiday letting is not permitted.

The property is very conveniently located lying within yards of the bustling and popular village of Windermere offering a very convenient central location with the shops, restaurants, cafes, and bars right on the doorstep and within easy walking distance of a large range of tourist attractions, good transport links including train, bus and Lake cruisers, offering excellent accessibility to enjoy the beautiful Lake District National Park.

Through the wrought iron gate, the pathway leads through communal gardens, there are a few stone steps up to the front door of number 3



Accommodation

The entrance hallway offers high ceilings, a stained-glass front door, and stairs up to the first floor.

Kitchen

Off the hallway is a compact and modern fitted kitchen with original sash window with shutters. A good range of wall and base units, in cream with tiled worktops and splash backs. There is an electric 4 ring hob with extractor fan over, space for washer/dryer, slimline dishwasher and fridge freezer.



Dining room

A good size dining area, with high ceilings, dado rail and an original sash window with secondary glazing. There is a wall mounted electric heater. A handy walk in understairs storage cupboard which offers ample storage which has shelves, coat hooks and electric consumer unit.

Sitting room

A large sitting room with high ceilings, located at the front of the property, with a dual aspect from the two large original windows which have secondary glazing. There is a picture rail, ornate ceiling rose and wall mounted electric heater. Stairs from the hallway lead to first floor landing with loft access



Bedroom 1

A larger than average master bedroom with original sash window with secondary glazing and a window seat, which offers roof top views of School Knott. There is a good range of fitted wardrobes, offering both hanging and shelving two of the doors have fitted mirrors. The room has high ceilings, picture rail and wall mounted electric heater.

Bedroom 2

A second good size double bedroom, with high ceiling, an original sash window with secondary glazing, with a window seat which leads out to the fire escape, offering pleasant roof top views towards Orrest Head. There is an electric wall mounted heater.



Bathroom

A large modern wet room and a walk in shower, with a large glass screen, WC and vanity unit with hand basin and storage under. An original sash window with partial obscure glazing and shutters. High ceiling, heated towel rail, spotlights with fitted mirror below and wall mounted electric heater.

Large Basement

Separate external access around the other side of the property, there is a large private lockable basement storage area with stone floor. Perfect for bike storage etc.

Outside

There are mature communal garden areas and pathways around the building and a communal parking area.

Services

All main connected.

Tenure

Leasehold. the lease is for 999 years from 1st April 2003 and the ground rent is specified as £5 per annum. Service charge of £140 per month

Internet Speed

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



Council Tax Band

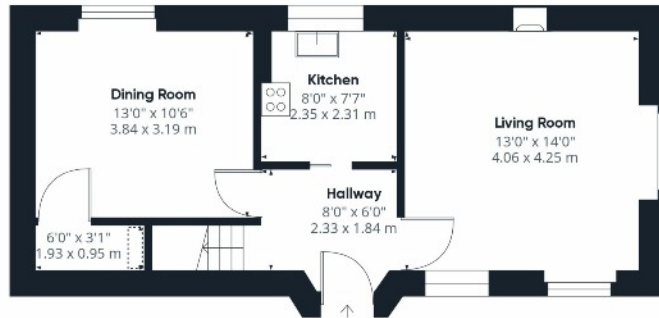
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Directions

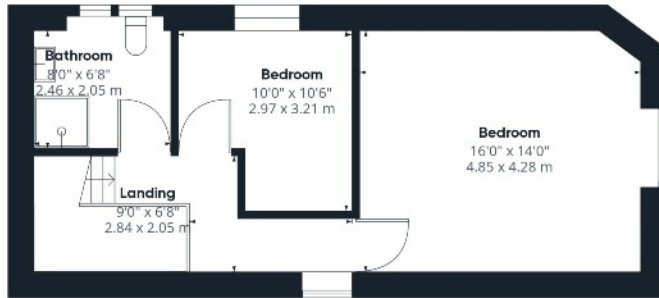
Conveniently located within the centre of Windermere ideally situated for all local amenities. On entering Windermere village on New Road from Bowness, continuing on Main Road 3 Fairhaven can be found just after Windermere filling station on the left.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1341.08 ft²
 124.59 m²
Reduced headroom
 2.8 ft²
 0.26 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(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.

