



# 145b Craig Walk

Bowness-on-Windermere, LA23 3AX

Guide Price £245,000

## Description

145b Craig Walk is nestled in the heart of Bowness-on-Windermere, situated on the first floor in a captivating large stone built end terrace Lakeland house featuring three unique one bedroom apartments. What makes this property truly exceptional is its advantageous and peaceful location, offering stunning fell views over beyond Lake Windermere.

Bowness-on-Windermere, renowned for its allure in the Lake District National Park, draws countless visitors throughout the seasons. Its array of shops, eateries, bars, and attractions ensure an unforgettable experience. Conveniently situated just a few minutes' stroll from picturesque Bowness Bay, the property caters to visitors arriving by both car and rail. For nature enthusiasts, the central fells, famously cherished by Alfred Wainwright, offer an assortment of rewarding challenges. Alternatively, the numerous lower paths and lakeside walks provide a more leisurely exploration of the surroundings. Adding to the allure, a plethora of local attractions and country houses enrich the overall visitor experience. This flat will suit a range of buyers including local workers and first time buyers or investors for holiday letting, short term letting or holiday bolt hole.

## Accommodation

Step inside through a wooden exterior door into a glazed porch, perfect for hanging coats and storing boots. Adjacent to the porch, you'll find a utility cupboard housing the boiler and washing machine. Following a complete recent modernisation, the breakfast kitchen offers spacious area with sleek grey contemporary wall and base units complemented by a wooden work top. Equipped with an electric hob, oven, extractor fan, and fridge, and under work top space for a dishwasher the kitchen showcases a charming tile effect floor. Ample room for a table and chairs seamlessly connects the kitchen to the inviting sitting area, featuring a large square double-glazed bay window that offers picturesque views of Claife Heights, The Langdale Pikes, and glimpses of Lake Windermere.

The property also boasts a delightful double bedroom with fell views and a modern fully tiled shower room complete with a large walk-in shower featuring glass sliding doors, a storage cupboard, WC, and hand basin.

## Outside

145b Craig Walk has a convenient block-paved parking area immediately outside the front door, providing a parking space for one vehicle.

## Directions

From our Windermere office in Ellerthwaite square head towards Bowness on New Road continuing as Lake Road. Turn left onto Beresford Road. Continue along Beresford Road to the T-Junction and turn right onto Craig Walk. At the junction turn left and immediately right along a private lane. 145 can be found at the far end on the right hand side. 145b Craig Walk is the middle flat accessed at the rear via its own private entrance.

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## Services

Mains services. Gas central heating boiler.

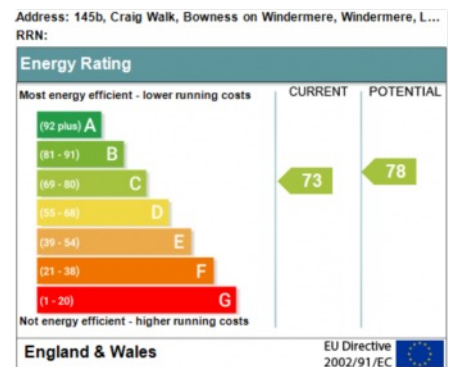
## Tenure

Leasehold. £0.50 ground rent payable annually to the freeholder in 145a Craig Walk. The 3 flats will share responsibilities for the maintenance of the building and annual building insurance costs.

## Internet Speed

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

## Council Tax Band



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.

