



2 Elim Mews

Bowness-on-Windermere, LA23 2JY

Guide Price £249,950

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Bowness-on-Windermere

The sale of a comfortable purpose built first floor apartment on a popular development which is finished to a high standard with modern kitchen and bathroom. The layout of the accommodation is well planned with an open plan living area and two spacious bedrooms each with built in wardrobes.

The property benefits from an allocated parking space, extra storage within the outside store as well as UPVC double glazing throughout. The apartment 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.



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.2 is assigned on the left just in front of the property.

Whatthreewords: ///stylists.padlock.apparatus

Accommodation

An external metal staircase leads up to the part glazed door into the:

Entrance Hall

The main hallway has a built in cupboard housing the immersion heated hot water cylinder.

Living Room

The open plan living room is a spacious room with a large window facing the main courtyard. A bright and airy room with ample space for a dining table and sofa set with a TV point and doorway leading to the kitchen.



Kitchen

The kitchen is fitted with a shaker style kitchen with a range base and wall units finished with a beautiful solid wood work top. There is a black sink unit with drainer, electric induction hob and built in oven with extractor over, built in fridge. The kitchen is finished with attractive tiled splash back, work top pop down lighting and spot ceiling lighting.



Bedroom One

The main bedroom is a spacious double with large windows looking out towards the rear of the property. There is an extensive built in wardrobe.



Bedroom Two

Double bedroom or twin bedroom with large window facing to the rear of the property. There is a built in cupboard which has been fitted out as a wardrobe.



House Bathroom

The house bathroom comprises of a three piece suite including a panelled bath with electric shower over, wash hand basin with built in storage underneath and WC. There is a frosted window, extractor fan and is finished with composite wall and ceiling finishes.

Outside

Adjacent to the front door is a outdoor store hosting consumer unit, and plenty of storage. Communal courtyard with an allocated parking space and guest parking also available.

Services

All mains services connected. Electric 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 proper 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)

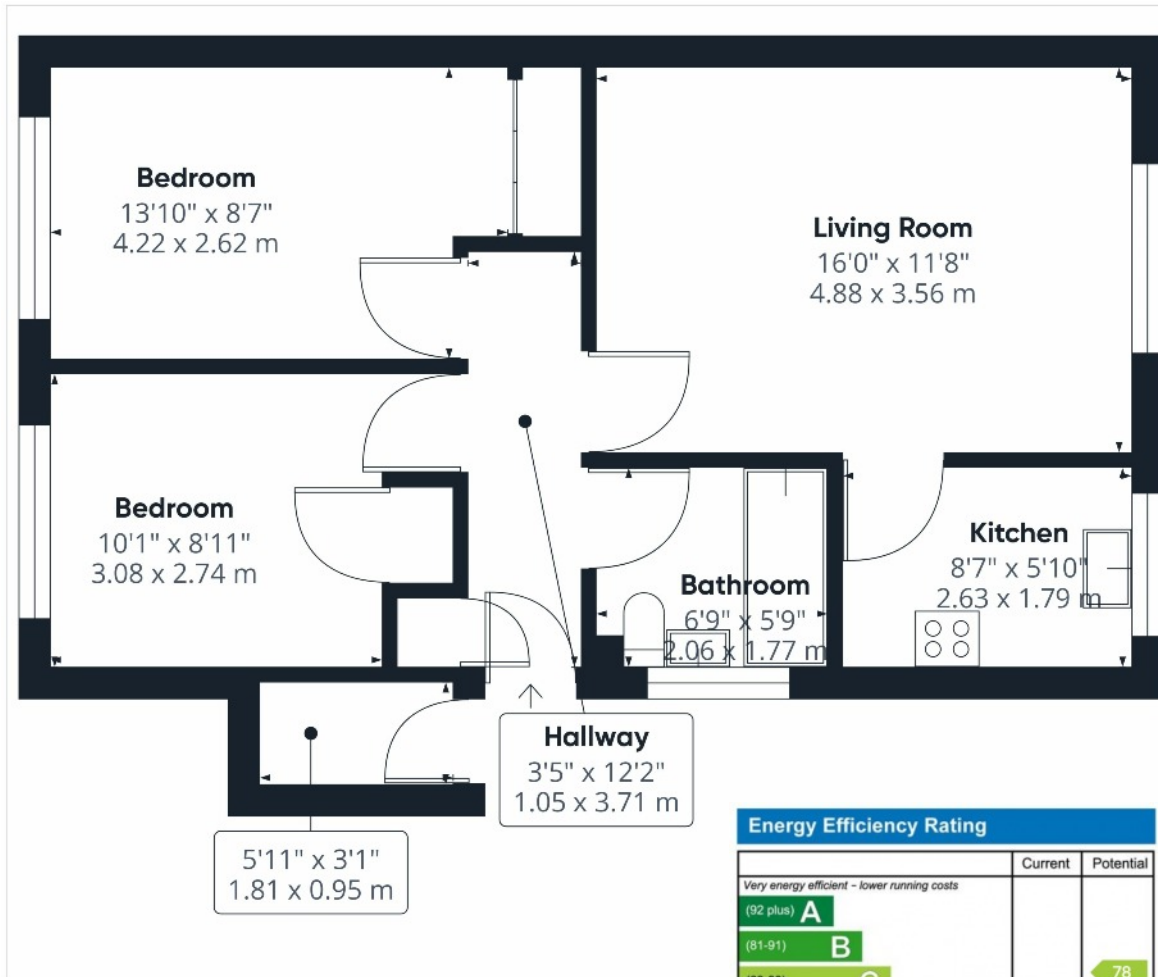
The owners of the properties also share the freehold.

Internet Speed

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

Council Tax Band

C



Approximate total area⁽¹⁾
 576.95 ft²
 53.6 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.

Calculations are based on RICS IPMS 3C standard.

CIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

