



Flat 16 Alexandra Court

Ellerthwaite Road, Windermere, LA23 2PR

Guide Price £59,950

Flat 16 Alexandra Court

Windermere

16 Alexandra Court is a medium-sized, south-facing first floor retirement apartment, giving a bright, warm and spacious flat. Alexandra Court was developed by McCarthy & Stone, and was specifically designed for persons over the age of 55 years, with excellent security arrangements, a resident house manager for on-site help, a laundry, a communal lounge, a visitor's guest suite, and grounds with seating and access to the beck.

Alexandra Court occupies a very convenient central village location, with the shops, restaurants, cafes, parks, and amenities of Windermere within walking distance. There are good transport links nearby including trains and buses, and slightly further afield Lake Cruisers, all offering excellent accessibility to enjoy the beautiful Lake District National Park.'



Accommodation

Take the lift or the stairs up to the 1st floor From the first floor communal hallway is a private door into the apartment.

Hallway

With telephone entry intercom system, large walk in storage cupboard housing hot water tank with immersion heater, electric meters and cloak space.

Living room

Comfortable living room with space for dining table, large south facing window looking out onto Alexandra Road, TV and telephone points, door entry telephone intercom point with handset, electric storage heater, fire surround with electric fire and wall light fittings.



Kitchen

Archway from living room into kitchen with range of fixed wall and base units, integrated four ring electric hob and oven, extractor fan, stainless steel sink and drainer. Space for fridge/freezer, tiling to walls and cushion flooring.



Bedroom

Double bedroom with built in double wardrobes, window onto Alexandra Road, storage heater and wall light fittings.

Bathroom

Tiled and fitted bath room comprising bath with electric shower with emergency push button. Vanity sink unit with mirror above, WC with low level flush, wall mounted electric heater and heated towel rail. Extractor fan.



Services

Electric night storage heaters, mains water and drainage. Equipped with an emergency call system.

Tenure

The property is Leasehold held on a 125 year lease commencing 1989. There is a management company for which an annual charge is made to cover the day to day running of the development and this at present stands at £2301.94 per annum payable 6 months in advance. Ground rent £485.86 per annum.

Council Tax

B

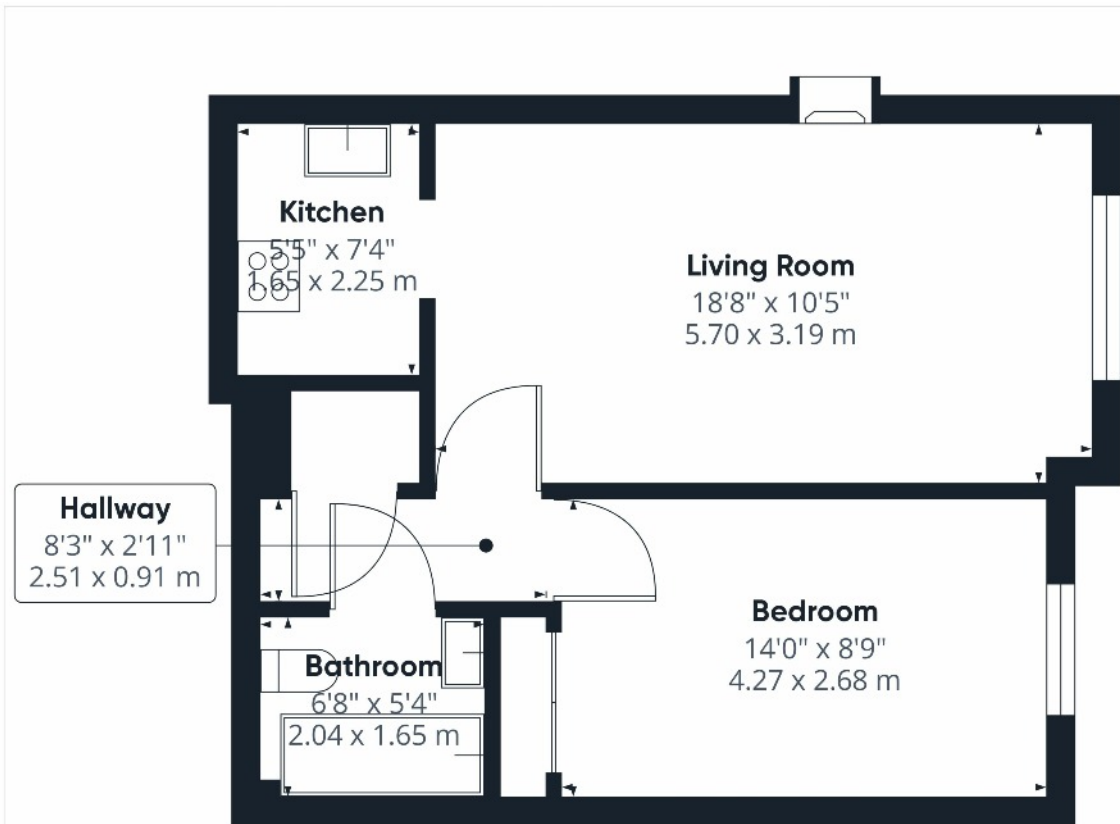
Internet Speed

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

Directions

From our Windermere office in Ellerthwaite Square cross the road turning left into Ellerthwaite Road, continue along to the cross roads taking a right turn opposite the Fire Station. Take the next left turning into the car park of Alexandra Court facing the main entrance. No. 16 is located on the first floor on the left hand side of the main corridor.





Approximate total area⁽¹⁾
 440.89 ft²
 40.96 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(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.

