



# Windows

Lake Road, Ambleside, LA22 0DN

Guide Price £375,000

# Windows

## Lake Road, Ambleside

Windows offers a rare and unique opportunity to acquire a two en-suite bedroom maisonette spread over two floors offering spacious and well planned accommodation. Stunning panoramic fell and country views from the majority of rooms, with feature private roof terrace providing spectacular 270 degree views including Wansfell Pike, Fairfield Horseshoe and Todd Crag. There is distinct advantage of private parking for two vehicles.

Windows is presently a well established and successful holiday letting property generating approximately £22,000 per annum and is being sold with the majority of content and forward bookings. More information can be obtained from [www.lakelovers.co.uk](http://www.lakelovers.co.uk) or 015394 88855.

The property is situated on the south side of the town only a short level walk to a wide variety of amenities including an array of shops, restaurants, cafes and public houses etc. There are excellent country walks from the doorstep and Lake Windermere is a short level stroll away.

No onward chain.





## Accommodation

### Ground Floor

Front door into:-

### Vestibule

Lakeland tiled floor. Concealed gas meter and cloaks area. Stairs lead to:

### First Floor

### Open Plan Kitchen/Living/Diner

*31'8 x 13'3 (9.65m, x 4.05m)*

This open plan room enjoys a lovely sunny dual aspect room. The kitchen has an excellent selection of modern units and open wine rack with pine work tops, four ring induction hob, electric oven, stainless steel extractor canopy, integrated fridge, freezer, microwave and dishwasher. Central island, overhead light canopy and inset one and half bowl stainless steel sink unit with mixer tap. Part tiled walls and characterful exposed original floorboards. TV point. Superb panoramic views towards Black Fell, Red Screes, Loughrigg and Fairfield Horseshoe. Vertical radiator. Open pine staircase.

Cupboard housing boiler and plumbing for washing machine. Providing highly useful storage space.

Steps leading to:





### Front Bedroom Two

13'8 x 8'1 (4.00m x 2.46m)

Twin room with window seat and attractive views towards Coniston Old Man and Todd Crag.

### En Suite Shower Room

Comprising luxury three piece white suite of WC, wash hand basin and corner shower cubicle. Electric light/shaver point and extractor. Half tiled walls and Kirkstone quarry tiled floor.

### Second Floor

#### Master Bedroom

17'11 x 10'8 (5.45m x 3.25m)

Dual aspect room with amazing views towards Red Screes, Fairfield Horseshoe and Coniston Old Man. Velux window. Patio doors leading to sun terrace with fantastic panoramic views towards the surrounding Lakeland fells including Wansfell Pike.

#### En Suite Bathroom

Superb bathroom suite comprising WC, wash hand basin and large 6 jet Jacuzzi corner bath with shower over. Heated towel rail, half tiled walls, Kirkstone quarry tiled floor and under floor heating. Extractor and electric shaver point. Feature wall mounted flat screen TV.





### Outside

The property benefits from two private designated parking spaces to the rear. Stunning sun terrace with breathtaking 270 degree panoramic views towards Todd Crag, Fairfield Horseshoe, Red Screes and Wansfell Pike.

### Directions

From our office proceed onto Lake Road (A591) towards Windermere. Proceed passed Low Fold car park and the property is the first on the left hand side situated above Lakelovers window display office, opposite Hayes Garden Centre.

### What3words

<https://what3words.com/moon.uncouth.solve>

### Services

All mains services are connected with gas central heating. HIVE heating control.

### Tenure

Leasehold for 960 years from 2011 with ground rent of £5.00 per annum.

PLEASE NOTE THE FREEHOLD IS AVAILABLE BY SEPARATE NEGOTIATION WITH THE FREEHOLDER

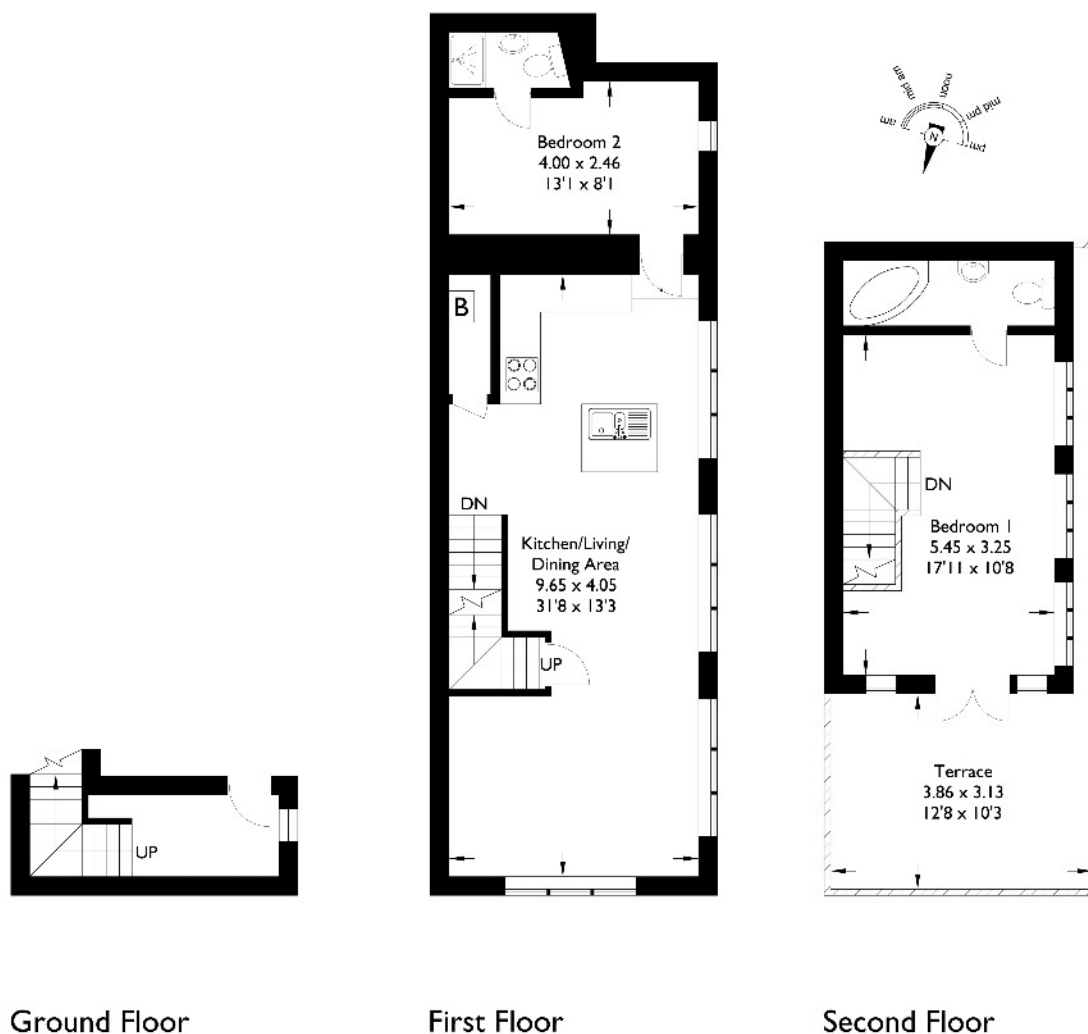
### Rateable Value

£3,050 actual amount payable £1,320.65. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333



## Windows Lake Road, Ambleside

Approximate Gross Internal Area : 80.65 sq m / 868.10 sq ft  
 Total : 80.65 sq m / 868.10 sq ft

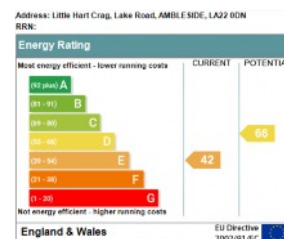


Ground Floor

First Floor

Second Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



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.