



5 Gale Rigg House

Ambleside, LA22 0BA

Guide Price £350,000

5 Gale Rigg House

Ambleside

A well planned and superbly presented two bedroom self contained apartment. The accommodation is well presented with a light and airy feel enjoying magnificent west facing views towards Loughrigg and Fairfield Horseshoe. The property has been well maintained over the years creating a lovely apartment. Having been modernised to a high specification, including kitchen and bathroom. Central heating boiler plus double glazed windows. The accommodation provides an ideal home or weekend retreat which offers privacy and peace of mind in an enviable position with stunning fell views.

Gale Rigg is a highly popular development which was originally constructed circa 1870 as a private home and later used as a school. In the early 1970's Gale Rigg was developed into ten individual apartments with small but well tended gardens, in addition to a superb south facing communal lawn to the front. Each of the apartments have garaging and number 5 has an excellent position at the rear of the building on the ground floor with it's own private entrance.

Part of a splendid Lakeland property on a private road, in a gently elevated position above the most popular of Lakeland towns. The apartment has a splendid aspect enjoying fantastic views over the town to the surrounding fells including Loughrigg and Fairfield. Whilst it is in a peaceful location it is still very convenient to enjoy all the facilities the village has to offer including an excellent variety of shops, restaurants, library, church, post office etc.

Gale Rigg is an attractive period property and the Management Company is very active and well run.





Accommodation

Entrance Hall

Private stable door and entrance leading into a wonderful light and airy hallway with an instant stunning view at the end of the hall towards Fairfield Horseshoe, a modern vertical beige radiator, substantial built in cupboard providing highly useful storage facility and housing the Worcester gas combi boiler. Additional storage with slim built in full height cupboards with shelving and thermostat for underfloor heating. Leading through to:

Kitchen

Well planned semi open plan kitchen with an excellent selection of contemporary cream wall, drawer and base units with a wall height upright wine rack, inset lights, stainless steel sink and mixer tap. Integrated appliances include four ring Bosch induction hob, built in microwave in top oven, double electric oven, extractor and washer. Plumbing for dishwasher, Obscured window, part wall tiled and fully tiled floor. Modern sliding doors leading into:

Living Room

A well proportioned dual aspect L shaped room with recessed shelving and TV point. Magnificent views to Loughrigg, Coniston Old Man and Fairfield Horseshoe.





Bedroom One

Spacious double room with an excellent selection of quality built in wardrobes with sliding doors providing super storage facility with additional storage above. Stunning views towards Loughrigg. TV and telephone point.

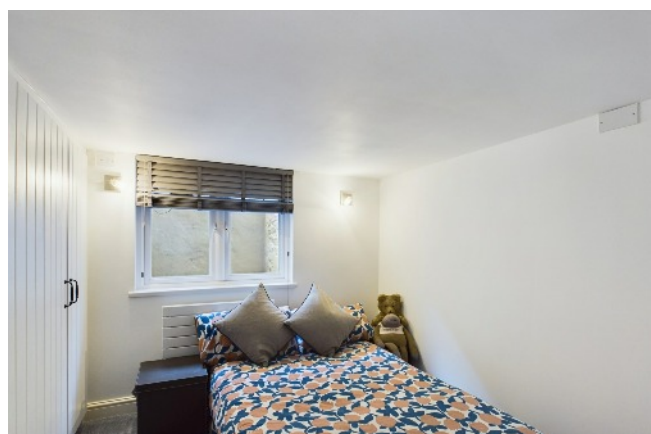
Bathroom

Quality Villeroy Boch white three piece suite comprising of tiled complimentary panelled bath with shower over and glazed screen. Vanity wash hand basin with mono tap and WC. Chrome ladder radiator. Underfloor electric heating with linoleum flooring and wall tiled. Generous sized inset mirror. Superb view towards Loughrigg with one sided privacy glass to ensure you enjoy the fantastic range.



Lower Ground/Bedroom Two

Good sized double room with window, extractor and substantial built in wardrobes.





Outside

The property benefits from well tended communal gardens including a former tennis court which provides a delightful sunny seating area and also enjoys fine views over the town and surrounding fells. Private single garage **16.1' x 7.1'(4.95 m x 2.45m)** plus a parking space for number 5 in front of the garage. There is also additional visitor parking area. There is the benefit of a communal patio area and a small decked area outside of the property giving fantastic western views towards Loughrigg and Fairfield.

Directions

From our office, continue up Kelsick Road, turn right on to Lake Road and immediately left onto Old Lake Road. Take the next junction left turning immediately right onto a private road that leads to Gale Rigg and Gale Park. Gale Rigg is the first building on the left with garaging opposite.

<https://what3words.com/scrap.lollipop.exacted>

Services

All mains services connected. Gas central heating.

Tenure

Leasehold. Original 999 years from 1971. Each apartment owner is a shareholder in The Management Company which also owns the Freehold, they arrange general exterior maintenance of the building, buildings insurance and gardening. The cost for number 5 Gale Rigg last year was £1,800.15.

Council Tax Band

C


Please Note

No commercial holiday letting is permitted.


Broadband

Ultrafast 1000 Mbps download speed (based on Ofcom.com)





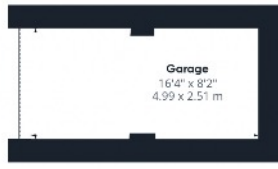
Floor -1 Building 1



Floor 0 Building 1



Approximate total area⁽¹⁾
828.95 ft²
77.01 m²



Floor 0 Building 2

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.