



Easedale

Kirkstone Foot, Kirkstone Road, Ambleside, LA22 9EH

Guide Price £250,000

Easedale

Kirkstone Foot, Kirkstone Road, Ambleside

The sale represents a good opportunity to purchase a lovely one bedroom style apartment which forms part of the popular Kirkstone Foot development.

Situated on the first floor, enjoying a delightful open plan living/kitchen and spacious double bedroom. The apartment has a lovely southern aspect over the town towards Todd Crag. Benefiting from private designated parking and communal gardens.

Presently a successful holiday letting property let with Kirkstone Foot, more information can be obtained from www.kirkstonefoot.co.uk. The property is being sold with the benefit of all the furnishings and forward bookings. An inventory can provided prior to exchange of contracts.

At Kirkstone Foot there are sixteen apartments comprising the Manor House, nestled in a gently elevated, private and quiet position. Set on the edge of the town tucked away overlooking Stockghyll and yet conveniently positioned being only a short two minute walk to all the local amenities including shops, post office, restaurants, public houses etc. With endless fell and country walks for all abilities from the doorstep.



Accommodation

Communal entrance leading to:

Private entrance leading to:

Hallway/Cloaks area

With Skylight, useful cloaks area with slate shelf.

There is an additional cupboard housing the Worcester gas central heating boiler with consumer unit and useful storage facility. Internal fire escape.

Open Plan Living/Kitchen

17'7 x 12'0 (5.36m x 3.67m)

The kitchen/dining area has a selection of wall and base units including a breakfast bar. Stainless steel sink unit, integrated electric cooker, four ring electric hob and extractor fan with free standing fridge/freezer.

The living area benefits from a cosy electric fire on a slate hearth. TV point and lovely views towards Todd Crag.



Bedroom

14'1 x 9'0 (4.30m x 2.75m)

Spacious and well presented double bedroom with TV point and attractive south facing views towards Todd Crag.



Bathroom

Steps up to three piece white suite comprising of panelled bath with shower attachment, pedestal wash hand basin and WC. Partially wall tiled and extractor fan.



Outside

Each of the apartments benefit from private designated parking whilst the occupier of each individual property also enjoys the benefit of established gardens belonging to Kirkstone Foot which comprise of split level lawns and steps down to the terrace gardens that overlook Stockghyll.

Directions

From Ambleside on the one way system head North on to Rydal road past the Old Bridge House, at the mini roundabout turn right up to Smithy Brow signposted Kirkstone. Continue up the hill and immediately after the converted St Anne's Church take your second right and the entrance to Kirkstone Foot is directly ahead of you. Each of the apartments have their own private designated parking.

<https://what3words.com/startles.bribing.lifelong>

Services

All mains services are connected. Gas central heating.

Tenure

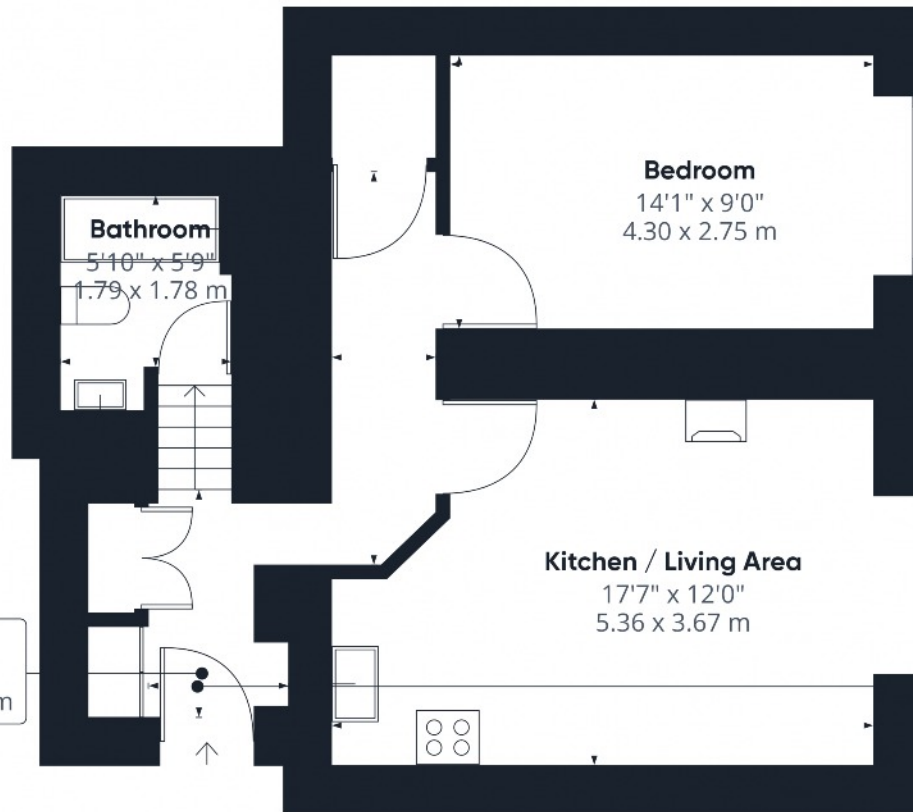
The property is held on a 999 year lease from 2001 with 974 years remaining. Please note the Management Company own the Freehold of which each apartment owner will be a member. Each apartment makes an annual contribution towards the shared maintenance for the building insurance, grounds, window cleaning etc which for 2024 is approximately £1,500.

Rateable Value

£1,700.00. Actual amount payable £210. (This is the net figure having the current vendors having received a 75% discount 23/24 hospitality relief scheme, we understand this will continue for 24/25. 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.

Broadband

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



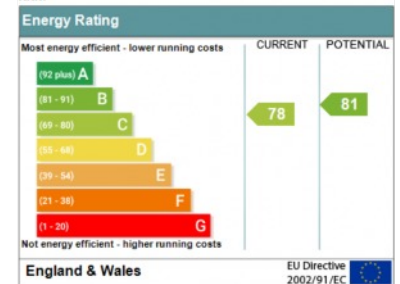
Approximate total area⁽¹⁾
 481.98 ft²
 44.78 m²

(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.

GIRAFFE360

Address: Easedale, Kirkstone Foot Apartments, Kirkstone Road, AM...
 RRN:



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.

