



Loughrigg

Ellerthwaite House, Ellerigg Road, Ambleside, LA22 9EU

Guide Price £345,000

Loughrigg

Ellerthwaite House

An excellent two bedroom first floor apartment with fantastic panoramic views over the town towards Lake Windermere and the surrounding countryside. With communal gardens, parking and substantial balcony. An ideal weekend/holiday retreat.

The property is one of six properties which were developed in 2001 by Holker Estates from a large traditional Lakeland property. A superb two bedroom first floor apartment which has the distinct advantage of a substantial private balcony to enjoy the stunning views. Each property has private parking. An ideal bolt home however equally suitable as either a permanent residence or ideal holiday/weekend retreat. At present the Management Company have agreed to a restrictive covenant against commercial holiday letting to keep the peace and tranquility as well as for security reasons.

Situated in a sought after position gently elevated above the town of Ambleside, enjoying a stunning south facing sunny aspect of Lake Windermere and surrounding fells. Conveniently placed to gain access to a wide range of amenities including shops, restaurants, post office, doctors, churches etc. There are many country and fell walks from the doorstep.







Accommodation

Communal entrance to first floor leading to;

Private front door into hallway with partial obscured glazed Wall.

Kitchen/Living area

Attractive dual aspect room, the kitchen area comprising of an selection of wall and base units, breakfast bar and stainless steel sink unit with mixer tap. Integrated appliances include, four ring induction hob, electric oven, dishwasher, fridge and freezer. Cooker hood and part tiled walls. The living area enjoys sliding patio doors leading onto substantial balcony giving fantastic panoramic views to Wansfell Pike, Loughrigg and Lake Windermere. TV point.

Bedroom One

Double room with feature bay window.

Bedroom Two

Steps down to twin room with useful storage cupboard housing wall mounted Potterton boiler.

Shower room

Three piece white suite comprising corner shower cubicle, WC and pedestal wash hand basin. Fully tiled walls, heated towel radiator and electric shaver point.





Outside

The property is approached by the shared tarmacadam drive with ample parking for each of the six apartments with communal lawn garden with a variety of shrubs and bushes together with attractive feature stream providing low maintenance area with attractive sunny aspect and fell views. The properties benefit from three useful external storage sheds.

Directions

Head out of Ambleside past the famous Bridge House, once arriving at the mini roundabout, turn right onto Smithy Brow, taking the second left onto Sweden Bridge Lane. Continue up until reaching a fork in the road, turn right onto Ellerigg Road and continue for approximately 100 meters taking the first right into Ellerthwaite House on the right hand side.

<https://what3words.com/ultra.receiving.highlighted>

Services

All mains services connected. Gas central heating. Hive.

Tenure

Leasehold for an original term of 999 years from 2001. We understand that the freehold of Ellerthwaite is owned by the Management Company of which the apartment of Loughrigg own 1/6 share, therefore share 1/6 of the responsibility of the building's insurance and gardens. Current annual service charge is £600 of which includes the building insurance. There is a restrictive covenant from the Management Company preventing the property being let as a commercial holiday let.

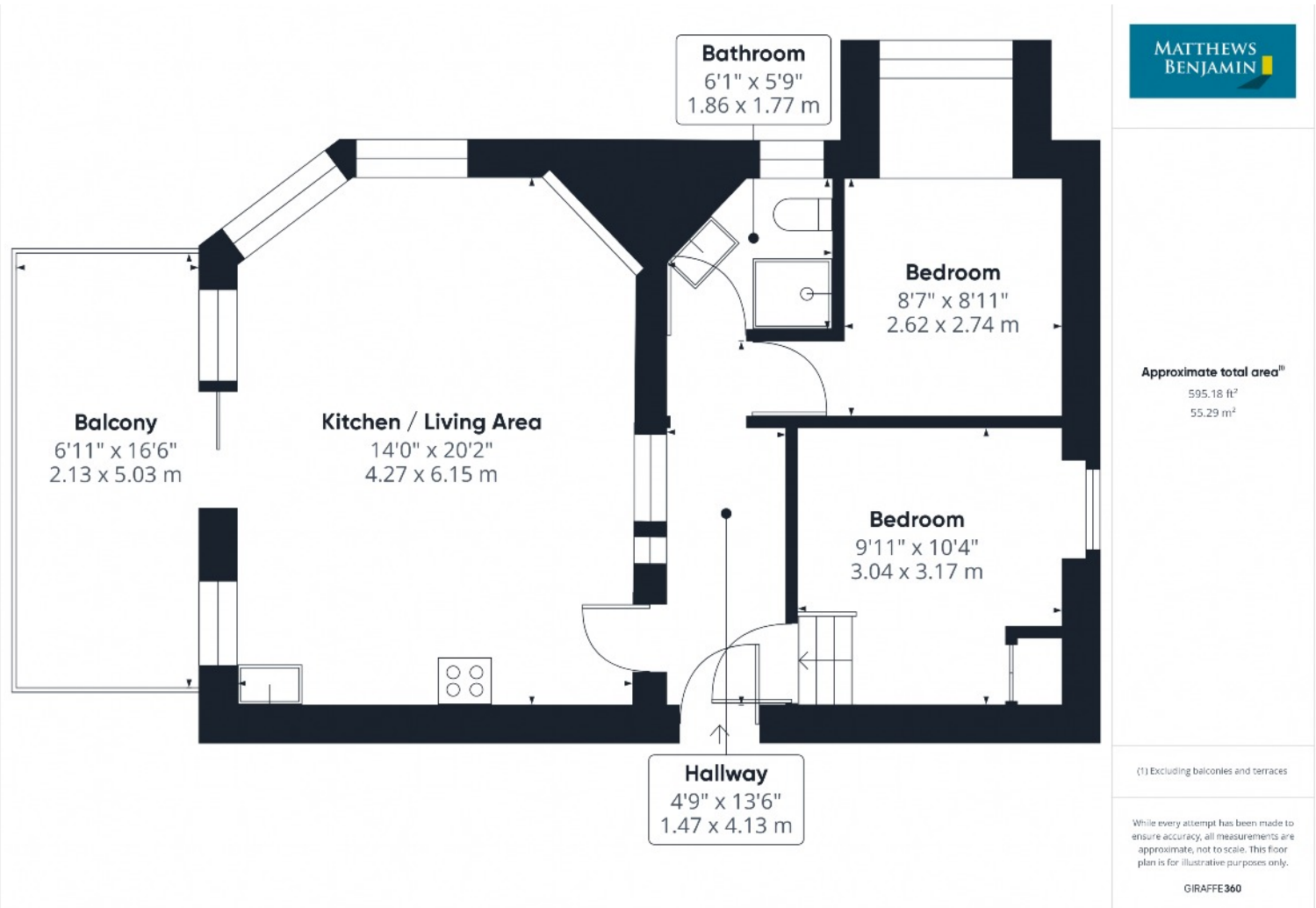
Council Tax Band

D

Broadband

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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 73 C | |
| 55-68 | 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.