



Bowness-on-Windermere

£205,000

31 Quarry Rigg, Bowness-on-Windermere,
Windermere, LA23 3DT

Discover the perfect retreat in the heart of Bowness on Windermere. This two-bedroom apartment is within a popular development, offering an ideal opportunity for a holiday let investment or second home.

Quick Overview

- 1st floor apartment
- 2 bedrooms
- UPVC double glazed window
- Open plan living area
- Balcony area with views to Claife Heights
- Perfect holiday let/2nd Home
- Located in the heart of Bowness
- Amenities on the doorstep
- Residents communal parking
- Superfast Broadband available*



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Superfast
Fibre
Broadband



Residents
communal
parking

Property Reference: W6298



Living Room



Dining area



Living/Dining Area



Kitchen

Step inside this manageable-sized apartment and beyond the entrance hall be greeted by a bright and airy open-plan living space which offers a living area with double doors leading onto a private balcony, where you can enjoy views of Claife Heights-a perfect spot for morning coffee or evening relaxation. The kitchen provides a range of wall and base units with worksurface area incorporating a single drainer sink unit. Slot in oven with extractor canopy over and recess for fridge freezer.

From the hall there are two bedrooms, Bedroom 1 is well proportioned and has a rear aspect, Bedroom 2 a smaller room perfect for children/guests. This benefits from storage as does the hall. The bathroom offers a WC, wash basin and bath with shower over, extraction and part tiling to walls.

The apartment is fitted with UPVC double glazing and electric storage heaters, ensuring comfort throughout

Residents of this sought-after development benefit from communal parking, Whether you're arriving by car or taking advantage of the excellent transport links nearby, you'll find accessibility a breeze.

Enjoy the vibrant local dining scene, boutique shopping, and cultural attractions, all within walking distance. For nature enthusiasts, the proximity to Windermere Lake offers endless opportunities for water sports, scenic walks.

Arrange a viewing today and step into your new home by the lake.

Accommodation: (with approximate measurements)

2nd Floor Entrance

Entrance Hall

Open Plan Living Space: 8' 8" x 15' 6" (2.66m x 4.73m)

Kitchen: 5' 5" x 5' 4" (1.65m x 1.64m)

Bedroom 1: 8' 7" x 12' 2" (2.64m x 3.71m)

Bedroom 2: 8' 9" x 6' 8" (2.67m x 2.04m)

Bathroom

Parking: Communal residents parking to the rear of the development

Property Information:

Services: Mains water, electricity and drainage. Electric storage heaters fitted.

Tenure: Leasehold. 999 year lease from 30 September 1995. A Management charge of £2,280 annually is payable (£570 per quarter) and this includes the building insurance, exterior painting and maintenance, the upkeep of the green areas, and provision/maintenance of the pigeon netting.

Council Tax: Westmorland and Furness Council - Band B (formerly) now business rated

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words and Directions: ///hazelnuts.loitering.eruptions
From Windermere proceed on New Road continuing onto Lake Road into Bowness. Bear right onto Longlands Road immediately before the cinema, follow the road around to the left onto the Quarry Rigg development and on entering the development, bear right down the hill. No.31 access can be found on the left.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 1



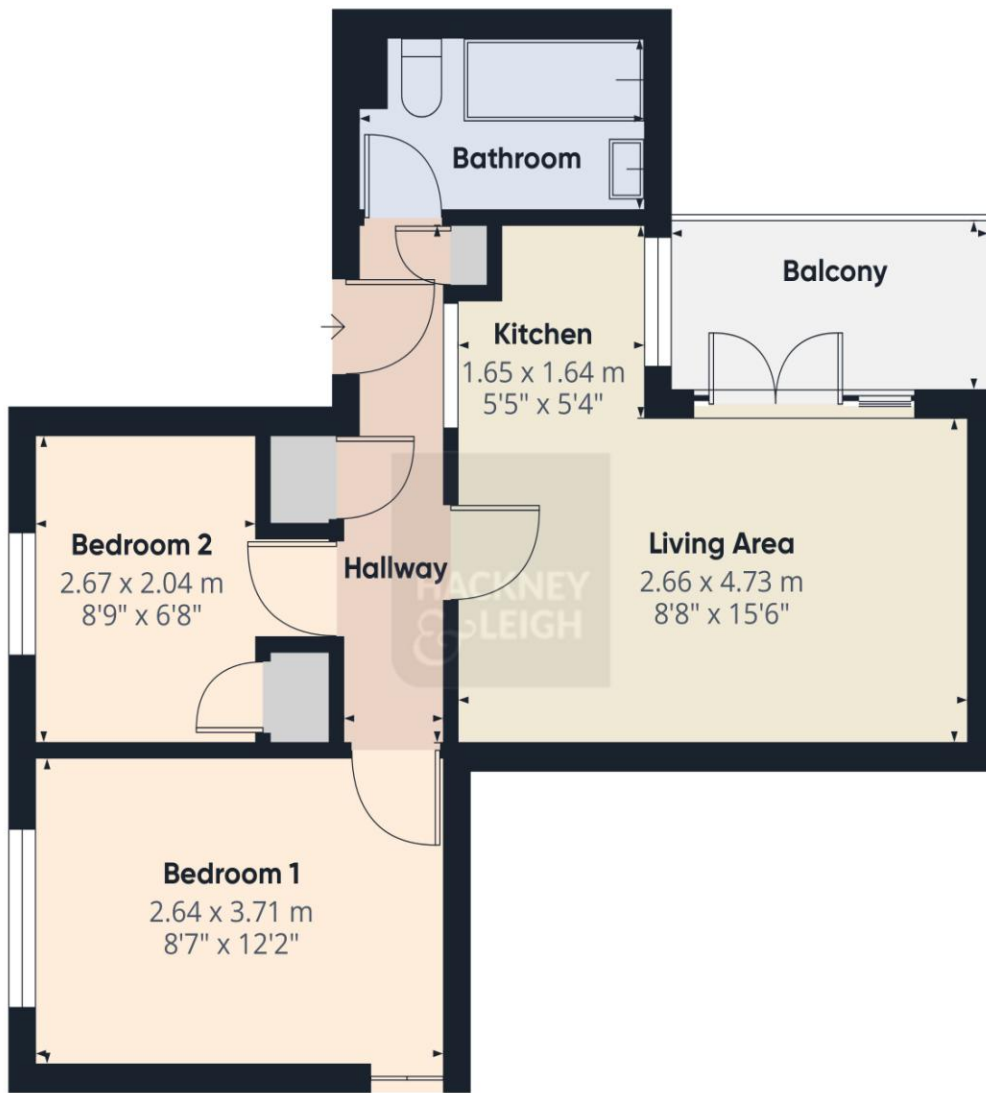
Bedroom 2



Bathroom



Outlook



Approximate total area⁽¹⁾

40.3 m²
434 ft²

Balconies and terraces

4 m²
43 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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