



19 High Greenbank, Ambleside  
£200,000



## 19 High Greenbank

Ambleside

Set in the heart of Ambleside, within the beautiful Lake District National Park, this two bedroom apartment enjoys a fantastic location with village amenities and scenic walks just a short stroll away, making it ideal for those who want convenience and countryside together.

Inside, the apartment is well presented and offers comfortable, practical living. A bright sitting room is filled with natural light from a large window and features a wall-mounted fireplace for a cosy touch. The kitchen, with great views towards Fairfield Horseshoe, provides good storage and workspace and integrated fridge freezer and with a dining area that is perfect for everyday use. There are two well proportioned bedrooms and a bathroom with a bath with shower over and tiled surrounds.

Outside the property benefits from a private fenced garden, complete with raised planting beds and a seating area, an inviting space to relax or entertain. Double glazing and pleasant garden views further add to the appeal.

Being sold with no upper chain and with gas central heating and double glazing it is a comfortable home in a superb central Ambleside setting.

**A Cumbria wide local occupancy restriction applies.**

### KITCHEN DINER

9' 9" x 12' 1" (2.97m x 3.69m)

### SITTING ROOM

10' 11" x 13' 4" (3.32m x 4.07m)

### INNER HALL

4' 0" x 6' 0" (1.23m x 1.83m)

### BEDROOM

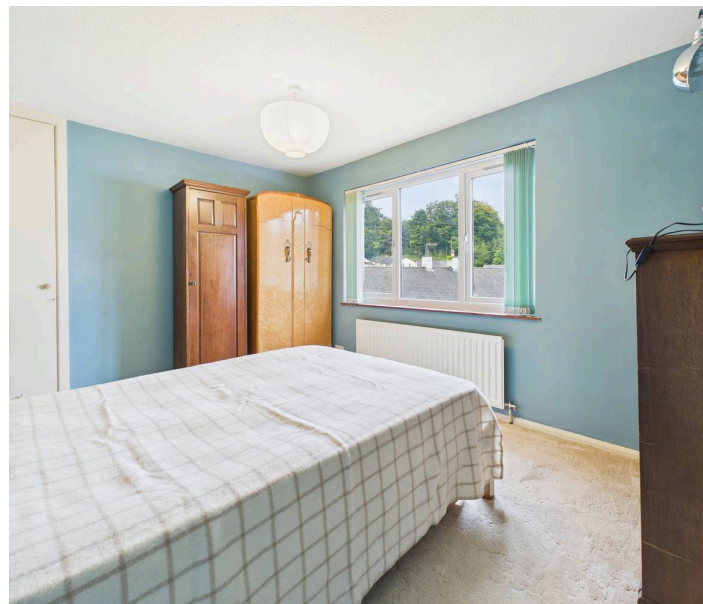
9' 11" x 13' 0" (3.03m x 3.97m)

### BEDROOM

10' 10" x 9' 10" (3.29m x 2.99m)

### BATHROOM

5' 5" x 6' 2" (1.65m x 1.89m)





- First floor apartment
- Two double bedrooms
- Modern kitchen with integrated fridge freezer
- Bright and spacious sitting room
- Fantastic views from the rear towards Fairfield Horseshoe
- Sold with NO ONGOING CHAIN
- Private, fenced patio garden and outside store
- Unallocated, on road parking
- Close to all the amenities in Ambleside
- Local occupancy restriction applies

#### **LOCAL OCCUPANCY RESTRICTION**

19 High Greenbank is subject to a Cumbria wide local occupancy restriction - see the agent for further details.

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**EPC RATING: D**

**COUNCIL TAX BAND CURRENTLY BAND B.**

**TENURE: LEASEHOLD**

#### **SERVICES:**

Mains electric, mains gas, mains water, mains drainage

#### **DIRECTIONS:**

Leave Ambleside in the direction of Grasmere onto Rydal Road turning right on to Greenbank taking the first left onto High Greenbank, follow the road around to the right and number 19 is located in the building to the right down the path. WHAT3WORDS:inflict.cloth.utensil





**Approximate total area<sup>(1)</sup>**

686 ft<sup>2</sup>  
63.9 m<sup>2</sup>

(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.

**GIRAFFE360**

**THW Estate Agents**

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.