



4 Westmorland House Lake Road, Bowness-On-Windermere  
£140,000





## 4 Westmorland House Lake Road

Bowness-On-Windermere

Situated in a prime central location, this delightful first-floor apartment presents an excellent opportunity for first-time buyers or investors alike. Boasting a bright open-plan living room with charming bay windows that overlook the bustling street below, this property offers a welcoming ambience throughout. The accommodation comprises a well-proportioned double bedroom complete with a convenient en-suite bathroom, providing comfort and privacy. Residents can benefit from on-street parking facilities, ensuring convenience for those with vehicles, while easy access to local amenities and transport services further enhance the appeal of this property. With road links to the M6 Motorway and the picturesque Lake District National Park, residents can enjoy seamless connectivity to both urban and natural attractions, while the stunning views of the nearby Lakeland fells add a touch of tranquillity to this property.

Whether you are seeking a comfortable and well-connected home in the heart of the city or a lucrative investment opportunity with potential for growth, this one-bedroom flat ticks all the boxes. Don't miss the chance to own a slice of this vibrant urban landscape, with the added benefit of scenic views and convenient amenities just a stone's throw away. Book your viewing today to secure your place in this sought-after locale and embrace the best of city living with a touch of natural beauty on your doorstep.

Local occupancy conditions apply.



- First floor apartment
- Views out to the Lakeland fells
- An open plan living room with bay windows looking out to the front
- Fantastic central location
- One double bedroom with en-suite bathroom
- Easy access to all amenities and local transport services
- On street parking for residents
- Cooker and dishwasher included with sale
- Road links to the M6 Motorway and the Lake District National Park
- Local occupancy conditions apply

#### 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

#### SERVICES

Mains electric, mains water, mains drainage

#### COUNCIL TAX:BAND A

#### TENURE:FREEHOLD

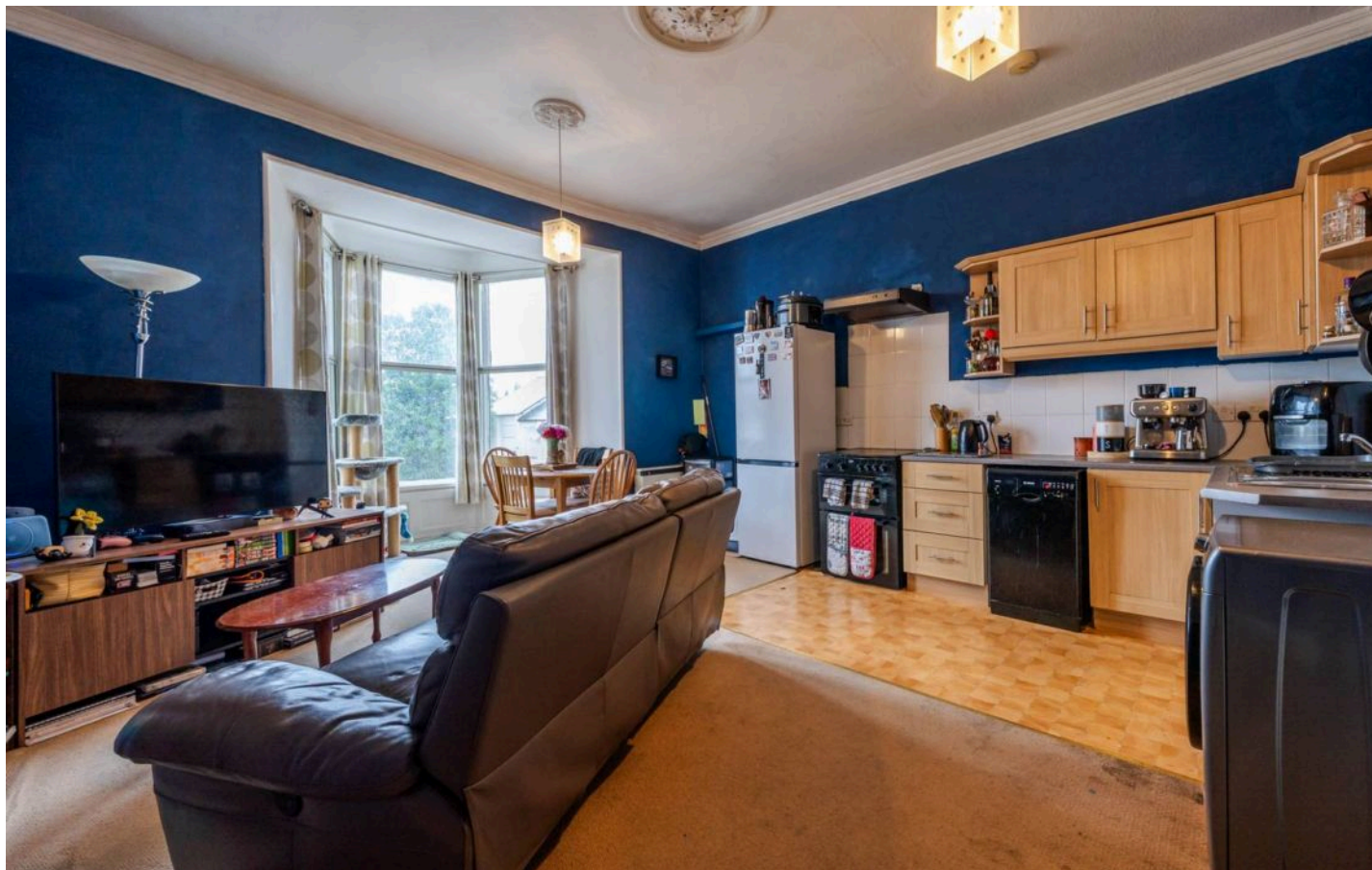
#### DIRECTIONS

From our Windermere office proceed down New Road, which continues along Lake Road from Windermere to Bowness. Westmorland House is located on the left hand side of the road.

**WHAT3WORDS:**///dorms.shunts.adjusted







## FIRST FLOOR

### ENTRANCE HALL

6' 1" x 2' 11" (1.86m x 0.90m)

### OPEN PLAN LIVING ROOM

20' 0" x 15' 1" (6.10m x 4.60m)

### BEDROOM

12' 1" x 11' 10" (3.68m x 3.61m)

### BATHROOM

8' 10" x 3' 11" (2.69m x 1.19m)



















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

440 ft<sup>2</sup>

40.9 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

## THW Estate Agents

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