



115 Elleray Gardens, Windermere
£165,000



115 Elleray Gardens

Windermere

A well proportioned first floor apartment exclusive for those aged 55 years and over. The property is centrally located in Windermere village convenient for the local amenities which include public transport services, Booths supermarket, Boots the chemist, a variety of shops, cafes and restaurants, post office and church to name a few and is situated within easy reach of the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

Offered to the market is this first-floor 2-bedroom flat, located within a secure over 55s private estate in the heart of the scenic Lake District National Park. The property boasts a substantial sitting dining room, ideal for entertaining guests or enjoying quiet evenings in. A fully fitted kitchen with integrated appliances provides modern convenience, while both bedrooms benefit from fitted wardrobes offering ample storage space. A sleek three-piece suite bathroom in white completes the accommodation.

Step outside to enjoy the tranquility of the pleasant communal gardens, thoughtfully landscaped with well-established borders and various seating areas perfect for relaxing in the fresh air. Residents and visitors alike will appreciate the convenience of dedicated parking spaces, ensuring a stress-free arrival at this desirable property. Sold with no ongoing chain. Whether seeking a peaceful retreat or a home with convenient access to amenities, this property offers a perfect balance of comfort and accessibility within a sought-after location.

- Sold with NO ONGOING CHAIN
- Secure over 55s private estate
- Neutrally decorated throughout with light & airy rooms
- Contemporary fitted kitchen with integrated appliances including washing machine
- Two bedrooms - both having fitted wardrobes
- Delightful first floor apartment
- Residents' lift, on site warden, laundry & guest bedroom
- Short stroll to shops, bars and restaurants
- Walking distance to Windermere railway station & major bus routes
- Pleasant, well maintained communal gardens

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 electricity, mains water, mains drainage.

COUNCIL TAX BAND CURRENTLY BAND C.

TENURE:LEASEHOLD

DIRECTIONS

From the A591 in the direction of Ambleside take the second left turn in to Windermere on to Elleray Road, turn right on to College Road then immediately right into the Elleray Gardens development. 115 Elleray Gardens is located in the main building.

WHAT3WORDS:///edit.workshops.glassware



**FIRST FLOOR****SITTING DINING ROOM**

22' 2" x 10' 1" (6.75m x 3.07m)

KITCHEN

10' 1" x 9' 5" (3.08m x 2.87m)

BEDROOM

9' 6" x 9' 3" (2.89m x 2.82m)

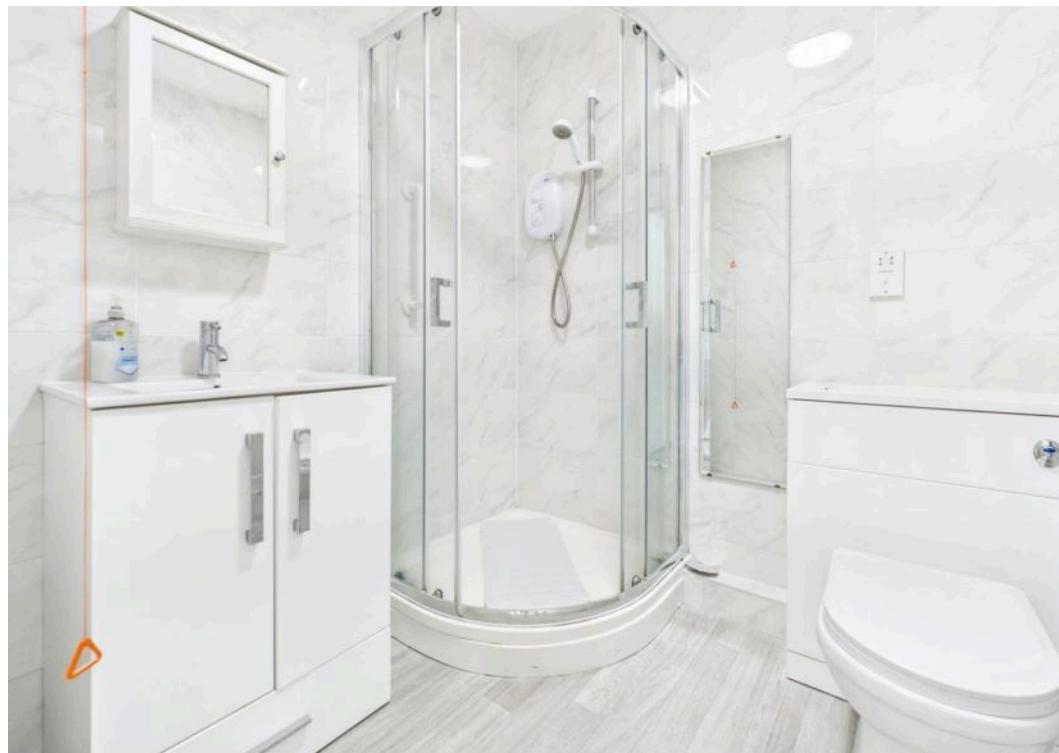
BEDROOM

9' 2" x 7' 7" (2.80m x 2.31m)

BATHROOM

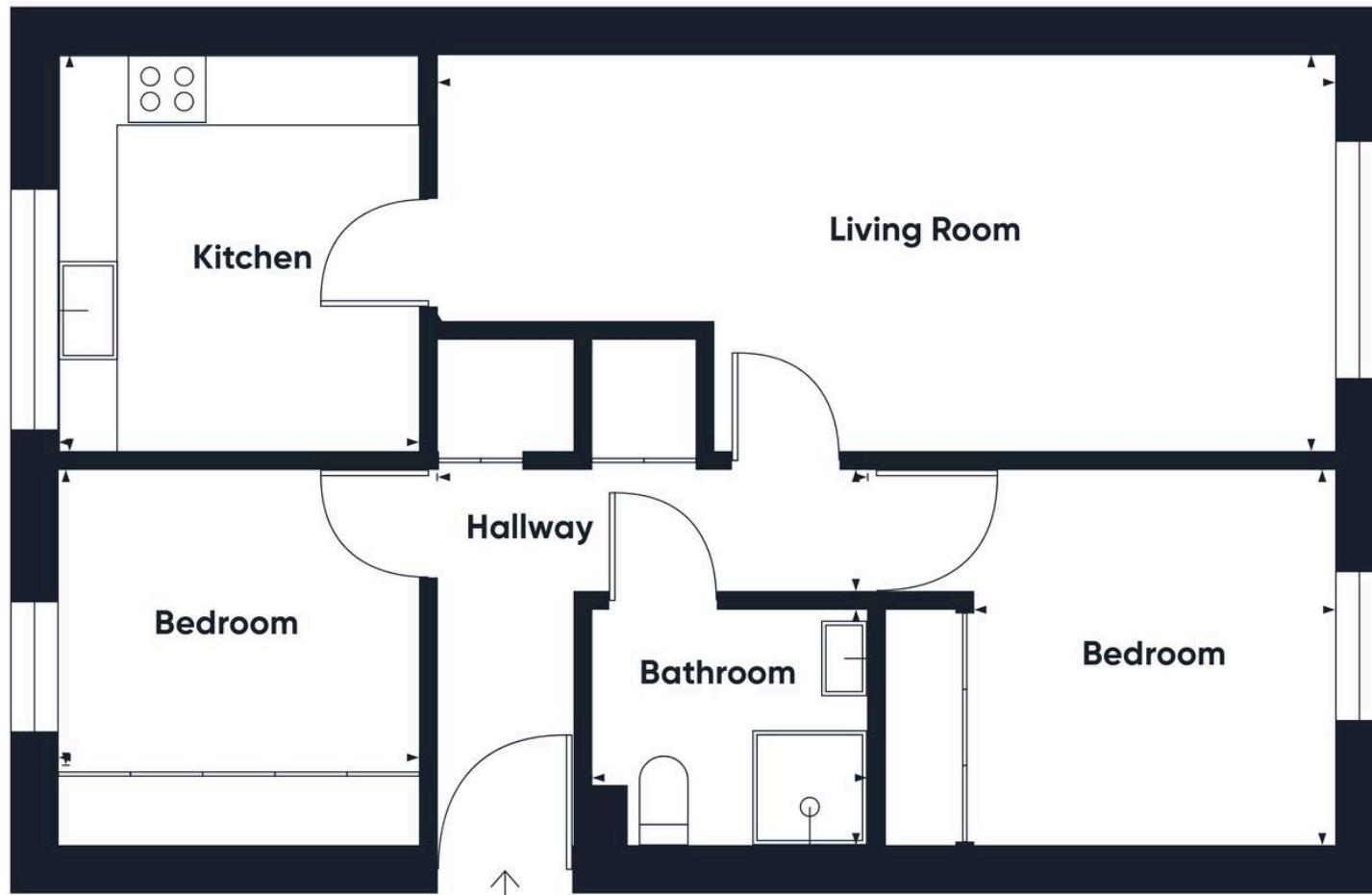
6' 10" x 6' 0" (2.09m x 1.83m)











(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

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