



1 Westmorland House Lake Road, Bowness-On-Windermere

£145,000





1 Westmorland House Lake Road

Bowness-On-Windermere, Windermere

Occupying a central position within the heart of Bowness-on-Windermere, this well presented apartment offers comfortable and practical accommodation within one of the Lake District's most sought after locations. With shops, cafés, restaurants and the shores of Lake Windermere all within easy reach, the property is ideally suited to those seeking a convenient village centre lifestyle.

The accommodation centres around a bright and welcoming open plan kitchen and living area. A large bay window allows an abundance of natural light to flood the room, creating an attractive and airy living space well suited to both relaxing and entertaining.

The apartment offers a double bedroom together with a shower room. A particular benefit is the useful utility room located off the bedroom, providing additional storage and practicality, together with access to a further storage cupboard and rear access from the property.

Externally, residents benefit from parking available on a first come, first served basis. Combining a highly desirable location with well proportioned accommodation and useful additional storage, this apartment presents an excellent opportunity within the heart of Bowness-on-Windermere.

Local occupancy conditions apply.

- Well presented one bedroom apartment in the heart of Bowness-on-Windermere
- Open plan kitchen and living space
- Large bay window in the living area providing excellent natural light
- Useful utility room and additional storage cupboard
- Shower room serving the accomodation
- Rear access from the utility room
- Residents' parking available on a first come, first served basis
- Moments from shops, cafés, restaurants and local amenities
- Conveniently positioned for Lake Windermere and surrounding attractions
- Local occupancy conditions apply

WHAT3WORDS:///dorms.shunts.adjusted

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





ENTRY

11' 11" x 4' 0" (3.64m x 1.21m)

KITCHEN / LIVING AREA

15' 2" x 14' 10" (4.62m x 4.52m)

UTILITY ROOM

7' 0" x 2' 11" (2.14m x 0.90m)

BEDROOM

11' 9" x 11' 3" (3.58m x 3.43m)

BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m)

SERVICES

Mains electric, mains water, mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently Band B

TENURE: LEASEHOLD

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.



ENTRY

11' 11" x 4' 0" (3.64m x 1.21m)

KITCHEN / LIVING AREA

15' 2" x 14' 10" (4.62m x 4.52m)

UTILITY ROOM

7' 0" x 2' 11" (2.14m x 0.90m)

BEDROOM

11' 9" x 11' 3" (3.58m x 3.43m)

BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m)

SERVICES

Mains electric, mains water, mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently **Band B**

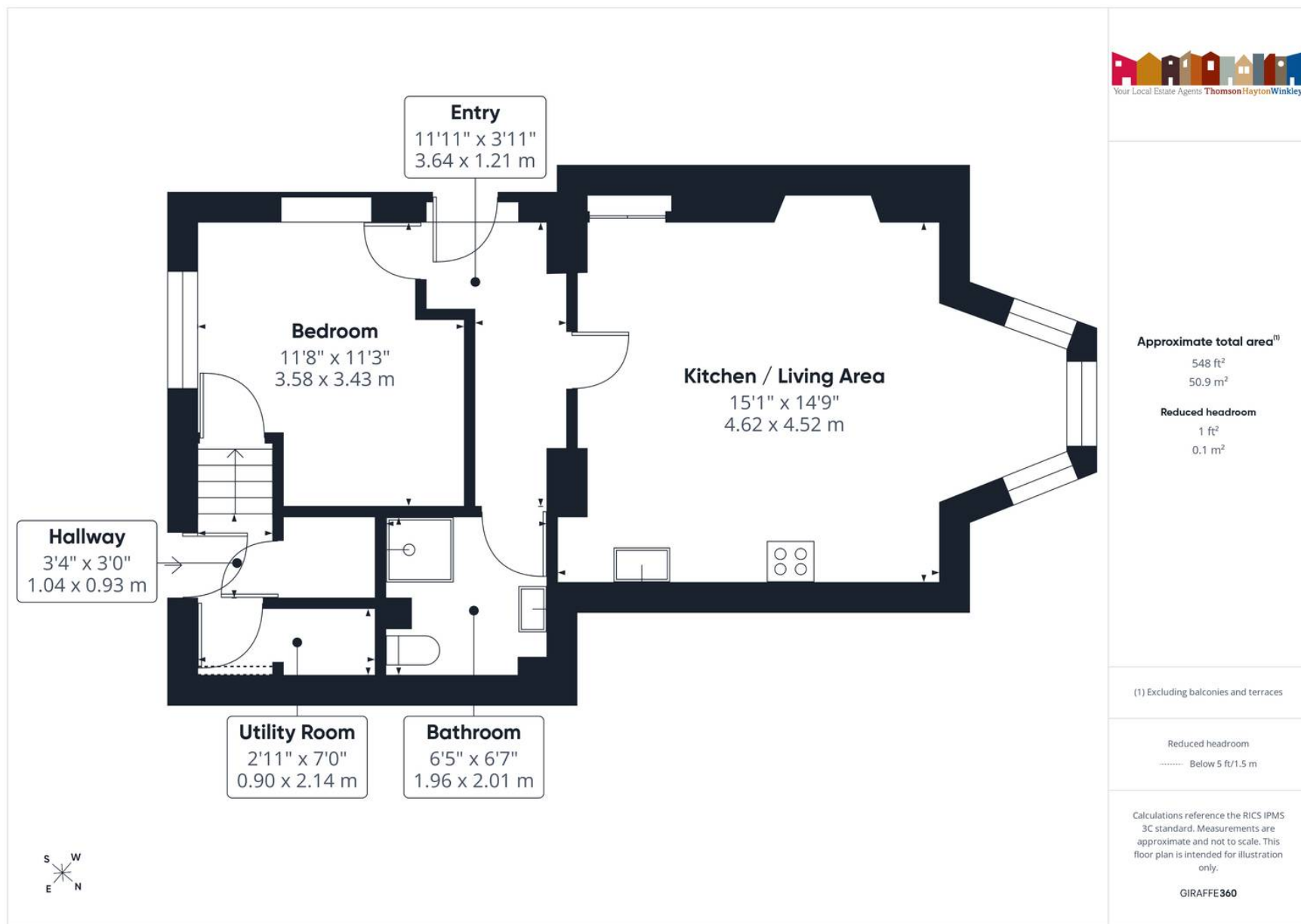
TENURE: LEASEHOLD

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.







THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.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.