



# 47a Quarry Rigg

Bowness on Windermere, Cumbria, LA23 3DT

Guide Price £250,000

# 47a Quarry Rigg

Bowness on Windermere

Quarry Rigg is a purpose built development, built in 1979 with communal gardens and parking areas. 47a Quarry Rigg is a fabulously presented top floor apartment benefiting from a great location taking in superb views of the Lakeland fells. The apartment comprises of living room, separate kitchen, two generously sized bedrooms and bathroom. With double glazing throughout and ample off-road communal parking, the property is suitable for use as either a permanent home, second home or holiday let for those seeking a holiday base within the centre of the Lake District National Park.

Located in the heart of Bowness, this well placed bolt hole is nestled in an extremely convenient location close to a large range of restaurants, pubs, shops, transport links and just a short stroll to the shores of Lake Windermere and Lake Cruises.







### Accommodation

The communal stairwell leads to the second floor and the entrance to 47a apartment.

### Hallway

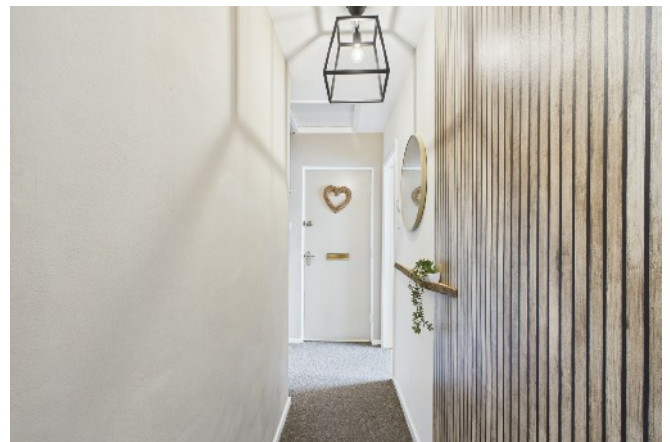
Carpeted flooring, slatwalls oak panelling, fitted wall cupboards housing fuse box and shelving.

### Bathroom

Spacious bathroom with suite comprising of bath with Triton shower over, WC and pedestal wash basin. UPVC window providing plenty of light, laminate oak flooring, WC, washbasin, bath with Triton shower over and part tiled walls.

### Living/Dining Room

Fabulous combined living/dining room with UPVC window offering splendid views to Claife Heights and beyond. This contemporary living space with carpeted flooring offers plenty of flexible space for a dining table, seating area and TV stand with TV point.





### Kitchen

A modern style kitchen with high quality fitted wall and base units featuring, soft closing cabinets, pull out space saving drawers and is completed with a laminate work top and flooring. Plus a range of inbuilt appliances including inbuilt fridge, electric oven and hob with extractor over, stainless steel sink unit, Beaumatic washer/dryer and UPVC window, also enjoying the fabulous views to Lakeland fells.

### Storage Cupboard

Shelved cupboard housing a hot water cylinder.

### Bedroom 1

Generous double bedroom with large UPVC window providing plenty light and views over Quarry Rigg gardens and Bowness amenities. The bedroom is carpeted throughout and includes fitted shelving.

### Bedroom 2

A good sized double or twin bedroom with UPVC window enjoying views over Quarry Rigg gardens and Bowness amenities.

### Outside

To the rear of the block, number 47a has use of parking and visitors parking in the Quarry Rigg resident's car park.







### Tenure

Leasehold on a 999 year lease dated from 1995. The freehold is owned by Leasecare management company. The quarterly cost is £570 which includes the block building insurance and outside maintenance plus £30 per annum for ground rent.

### Services

Mains water, gas, electric and drainage.

### Business Rates

Westmorland and Furness Council – business rates are payable. Rateable Value of £2,025 (with effect from 01.04.23). Prospective purchasers are advised to make their own enquiries as to the amount payable.

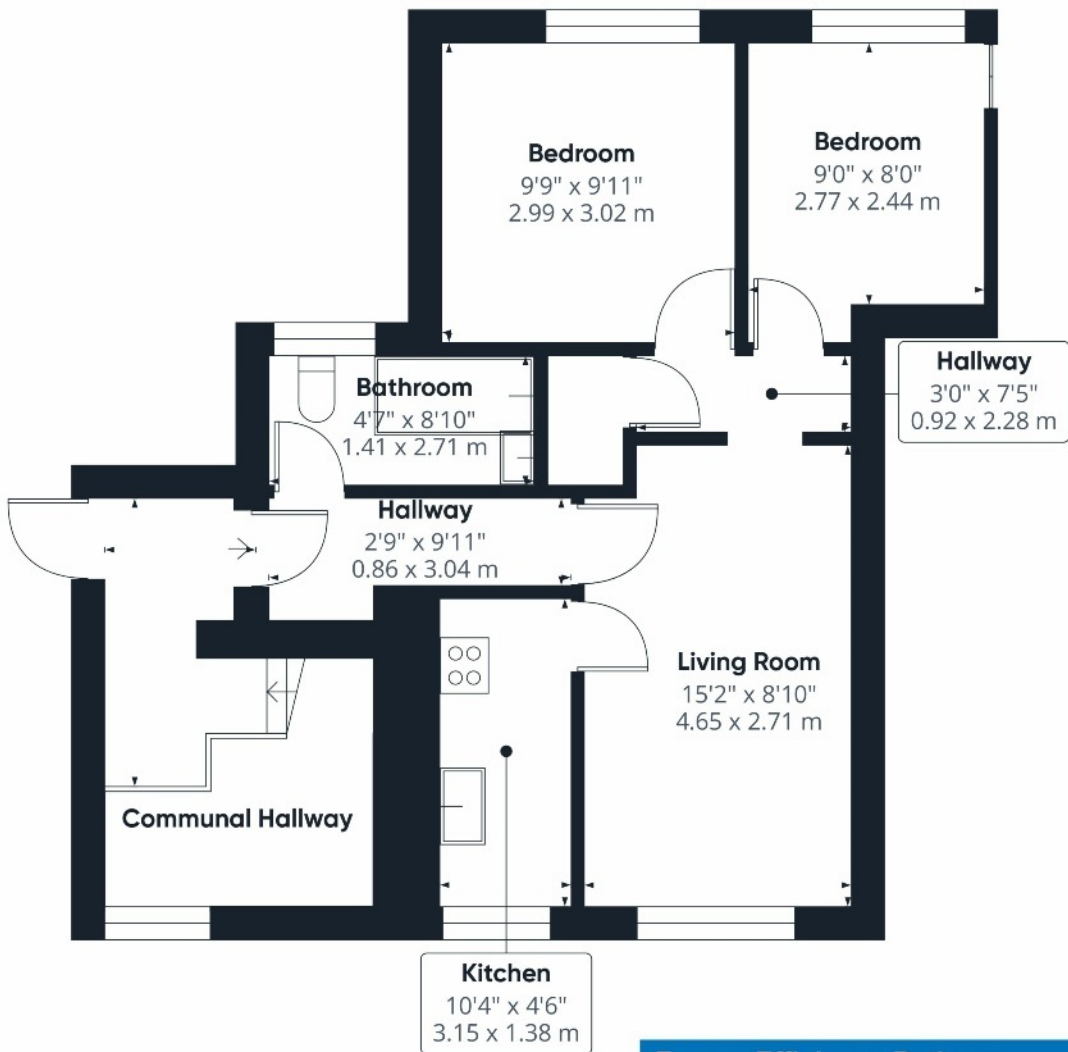
### Internet Speed

Standard speeds potentially available from Openreach of 80Mbps download and for uploading 20Mbps.

### Directions

Quarry Rigg is located in the heart of Bowness being a short walk away from the village amenities. From Windermere proceed down Lake Road towards Bowness bearing right immediately before the Royalty Cinema onto Longlands Road, bear left at the bottom of the hill following the road round. 47a Quarry Rigg is the second part of Quarry Rigg on the left hand side, with the main parking area a short way past on the left.





Approximate total area<sup>(1)</sup>  
517 ft<sup>2</sup>  
48 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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents  
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.