



Flat 19, Alexandra Court

Ellerthwaite Road, LA23 2PR

Price £79,500

19 Alexandra Court is a first-floor retirement apartment in a most desirable position within Alexandra Court. Alexandra Court was developed by McCarthy & Stone and was specifically designed for those over the age of 50, providing ease of maintenance apartments. This immaculate 1st floor apartment offers an open plan living area. 1 double bedroom with fitted wardrobes and a modern shower room. Modern wall mounted electric heaters throughout. This property is an ideal ready to move into home. The property also benefits from a communal parking area, laundry area, communal gardens and communal lounge area and guest bedroom for the residents of Alexandra Court and an Intercom phone system.

Ideally located on the outskirts of Windermere village, within level walking distance to the amenities. To find Alexandra Court from Ellerthwaite Square out of Windermere towards Bowness, turn left into Ellerthwaite Road and right by the fire station and Alexandra Court is the first turning on the left-hand side.

Accommodation

Take the lift or the stairs up to the first floor. From the communal hallway is a private door into the apartment

Open plan living area

To the front of the room is a large window over looking the communal gardens, electric fire with surround. To the rear of the room is a modern Kitchen with a range of fitted wall and base units in white, with space for a small table and chairs. The kitchen also has a built in electric oven, microwave and electric hob with extractor fan over. There is an integral fridge freezer, dish washer and even a small wine cooler.

Bedroom

This spacious room over looks Alexandra Road and has a fitted wardrobe with glass door, with hanging rail with shelf above.

Shower room

A recently fitted shower room with WC and hand basin fitted into a modern storage vanity unit, with lighting and a mirror above. There is a shower unit with glazed doors. Fully tiled walls with a chrome radiator.

Directions

From our Windermere office in Ellerthwaite Square cross the road turning left into Ellerthwaite Road, continue along to the cross roads taking a right turn opposite the Fire Station. Take the next left turning into the car park of Alexandra Court facing the main entrance. No.19 is located on the first floor on the right hand side of the main corridor.

Services

Mains water and electric

Tenure

The property is held long leasehold for a term of 125 years which commenced in 1989, subject to an annual ground rent of £431.88 There is also an annual maintenance/service charge to cover the house manager/warden, upkeep of the common parts (including heating and lighting of the residents lounge), gardening, lift maintenance, window cleaning, building insurance and water rates etc. The service charge for 2024/25 is £3,904 and is paid half yearly in advance.

Council Tax

Westmorland and Furness Council - Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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.

