



# Blencathra, Flat 2

St Mary's Lane, Ambleside LA22 9DG

Guide Price £275,000

# Blencathra, Flat 2

## Ambleside

Blencathra is a well presented and attractive one bedroom apartment set in a central location, positioned in the former HSBC Bank. Benefitting from modernisation in recent years the property is designed in a modern contemporary style. The feature room has a wonderful open plan dual aspect living and kitchen with high ceilings, enjoying a stunning west facing view towards Todd Crag and Loughrigg.

Currently operating as a well established and highly successful holiday letting property generating an annual income of circa £28,400 with Let Me Stay Management Agent. The property is being sold with all forward bookings and contents.

Conveniently positioned in the heart of this highly popular Lakeland town with an abundance of shops, restaurants, bars, cinema etc all at hand. Well placed for endless fell and country walks from the doorstep and Lake Windermere only a 15 minute level walk away.



## Accommodation

Communal front door leading to communal hallway leading up to first floor.

Private entrance into hall, with intercom and consumer unit. Leading through into;

### Open plan Living/Kitchen/Diner

The kitchen area has a contemporary selection of wall and base units with a 1.5 bowl black sink unit and mixer tap. Appliances include a four ring electric induction hob with extractor fan above, integrated electric oven, fridge and microwave. Breakfast bar.

The living area enjoys a light and airy feel with a delightful dual aspect. Feature high ceilings and a stunning view towards Todd Crag and Fairfield Horseshoe. TV point.

### Bedroom One

An attractive 'L' shaped double room with a high ceiling and stunning west facing view towards Todd Crag.

### Bathroom

Attractive white three piece suite comprising of a double shower cubicle, vanity wash hand basin with twin drawers and mixer tap and WC. Wall mounted illuminated mirror, extractor fan and heated chrome towel rail.



### Outside

The property currently rents a parking space to the rear at a cost of £53 pcm.

### Tenure

Leasehold. A 999 year lease minus 20 days. Commencing on 1<sup>st</sup> January 2013. The annual service charge is £519.27.

### Services

Mains water, electric and drainage. Electric heating system.

### Broadband

Superfast download speed of 80 Mbps and upload speed of 20 Mbps as per the Ofcom website.

### Rateable Value

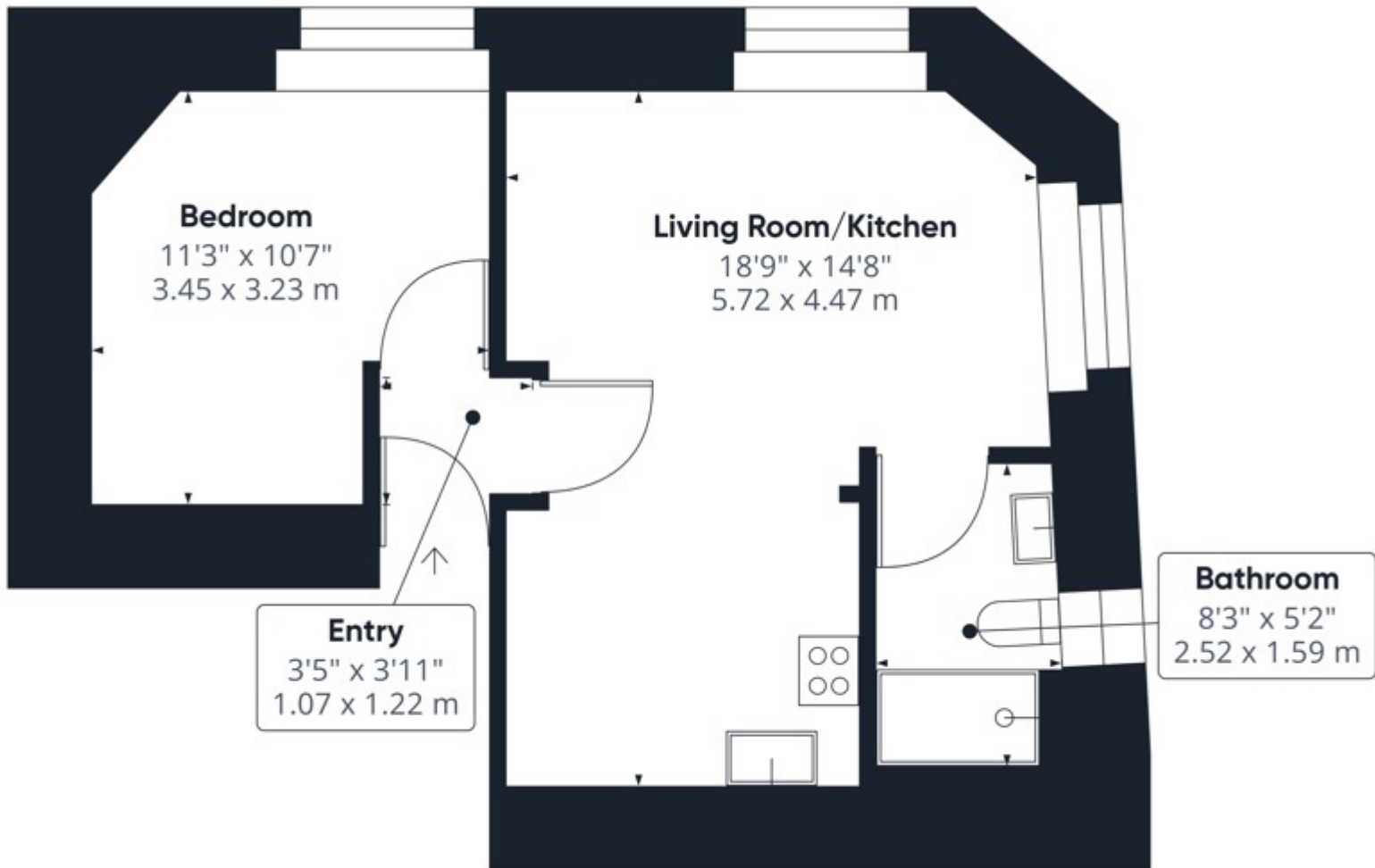
£2,400. Amount payable £1,197.60. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from Westmorland and Furness District Council 01539 733333.

### Directions

Positioned in the very centre above the former HSBC Bank directly opposite the White Lion. The parking is to the rear, off St Mary's Lane.

### What3words

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 31 F    |           |
| 1-20  | G             |         |           |

