



9 High Greenbank

Ambleside LA22 9BE

Guide Price £215,000

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Ambleside

A good opportunity to acquire this extremely well presented and proportioned two bedroom first floor self contained apartment. The property has been modernised in recent years including a new kitchen and bathroom. The property has the distinct advantage of stunning views towards Fairfield Horseshoe and has its own private garden as well as access to some communal grounds.

The accommodation does have a local occupancy restriction but would suit a variety of purchasers whether first time buyers, young family or a retirement property.

Attractive views towards Red Screes and superb views from the communal gardens towards Fairfield. Internal viewing recommended.

High Greenbank is a quiet established residential area just off Rydal Road at the top of Greenbank convenient for a wide range of amenities including shops, cafe's, restaurants, local schools and churches.





Accommodation

External steps leading up to private UPVC front door.

Hallway

With loft hatch providing a useful storage space above.

Kitchen

Attractive galley style kitchen with a contemporary selection of green coloured wall and base units and worktop. Stainless steel sink unit and mixer tap. Integrated appliances include a four ring electric Lamona hob and electric oven, plumbing for washing machine and work top. Part wall tiled. Stunning view towards Loughrigg and Fairfield Horseshoe over the communal drying green. Highly useful pantry cupboard housing the Worcester gas central heating boiler, consumer unit and electric meter.

Living Room

Spacious light and airy room with stunning view across the adjacent countryside towards Red Screes and the top of Wansfell Pike.



Bedroom One

Good size double room with views towards Red Screes and the top of Wansfell Pike. Recessed built in wardrobe with shelving, providing useful storage facility.



Bedroom Two

Spacious double room with built in wardrobe and shelving. Lovely views towards Red Screes and Wansfell Pike.

Bathroom

White suite comprising of panelled bath with shower over, pedestal wash hand basin and WC. Part wall tiled and extractor fan.



Outside

With the distinct advantage of a private enclosed low maintenance garden currently with lawn and small selection of shrubs and bushes. There is also a communal drying area with washing line giving stunning panoramic west facing views towards Loughrigg and Fairfield Horseshoe.

Services

All mains services are connected. Gas central heating.

Tenure

Leasehold. An original term of 125 years from 1991 with a service charge of £411.76 for 2024/2025 including communal lighting and ground maintenance. There is a ground rent of £10 per annum for administration.

Council Tax Band

B

Broadband

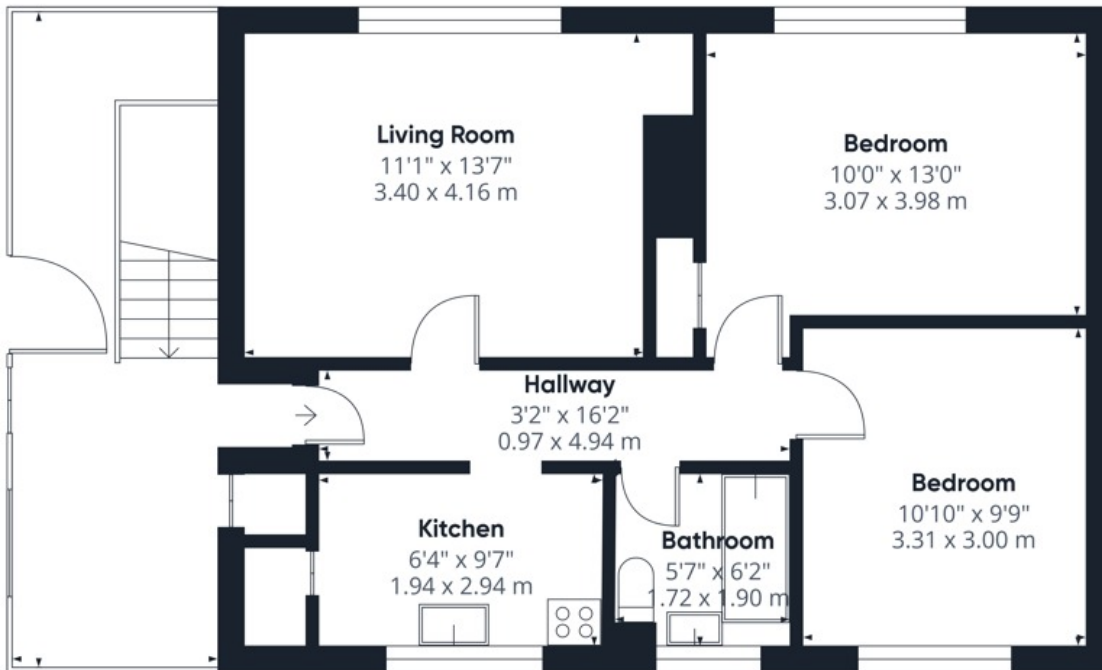
Ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps as per the Ofcom website.

Directions

From our office head out the village onto Rydal Road turning right after the Health Centre through Greenbank taking the first left onto High Greenbank. Take the next left the flats are on the right hand side and number 9 is on the right hand side.

What3words

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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 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.