



# 4 Badgers Rake

Ambleside LA22 0AL

Guide Price £375,000

# 4 Badgers Rake

## Ambleside

Number 4 Badgers Rake is an excellently proportioned three bedroom first floor apartment within a block of six. Originally constructed in a non standard construction circa 1964, the block has a very proactive Management Company who have replaced all windows and the roof in recent years.

The property has undergone a complete transformation by the current owners in the last 14 years being modernised throughout with UPVC double glazing and oak doors with chrome hardware. Assisting to create three good size double or twin bedrooms, shower room and separate WC. Whilst the semi open plan living/kitchen/diner enjoys feature picture windows and patio doors off the kitchen leading to a superb west facing balcony providing spectacular views over the communal garden towards the surrounding countryside. including views towards Todd Crag and Fairfield Horseshoe.

The property will suit a variety of buyers whether as an ideal weekend retreat, holiday home or main residence. We understand it could generate an income of circa £35,000 PA as a holiday let.

Positioned in a gently elevated position above the town on Fisherbeck Park, which is a highly popular residential estate. To the south side of the town where there is easy access to all the amenities of Ambleside including a variety of shops, restaurants along with primary school, cinema and doctors etc. There are endless fell walks from the door, including Wansfell Pike to the rear.





### Accommodation

Ground floor communal entrance with steps leading to first floor.

Private front door leading into;

### Vestibule

Ideal cloaks area. Laminated wood effect flooring and glazed oak door leading into;

### Hallway

Excellent storage cupboard with cylinder and electric central heating boiler, pressurized system, shelving and plumbing for a washing machine. Additional two double storage cupboards with shelving and hanging rail. One housing the consumer unit and electric meter.

### Living Room

Semi open plan sociable room with the kitchen/diner. Superb picture window giving fantastic west facing views across the communal gardens towards Todd Crag, Fairfield Horseshoe and Black Fell.

### Kitchen/Diner

Contemporary selection of shaker grey wall and base units with Silestone work surface, 1.5 white ceramic sink unit and chrome mixer tap. Integrated appliances include four ring electric induction hob, black glass splash back with extractor, Bosch electric oven and a Hotpoint slimline dishwasher. Brushed copper effect continuous splash back and under pelmet lighting. UPVC sliding double glazed patio doors leading onto the balcony with the most stunning west facing sunny aspect towards Todd Crag and Fairfield Horseshoe.



### Bedroom One

Generously proportioned double room with recessed built in wardrobe with sliding doors. Attractive view towards the lower slopes of Wansfell Pike. Laminated wood effect flooring and TV point.

### Bedroom Two

Generously proportioned double room with built in wardrobe with sliding doors. Attractive view towards the lower slopes of Wansfell Pike. Laminated wood effect flooring and TV point.

### Bedroom Three

Good size twin room with lovely view of Wansfell Pike's lower slopes.

### Shower Room

White three piece suite comprising of corner shower cubicle with Mira shower, vanity wash hand basin, mono tap with drawer and WC. Fully wall tiled with electric chrome heated towel rail, wall cabinet, mirror and extractor fan.

### Separate Cloakroom

Wash hand basin and WC. Part wall tiled and tiled floor with extractor fan.





### Outside

Individual private single garage with electric plus communal carpark for visitors. To the rear is a large communal lawn with a west facing aspect, which is relatively low maintenance being just a lawn.

### Services

Mains water, electric and drainage. Electric central heating. Economy 7 for hot water and central heating.

### Tenure

Leasehold 999 years from 2013. Each apartment is a shareholder of the management company who own the Freehold. Annual fee is currently £1000 which includes building insurance, garden maintenance and cleaning of the communal areas.

### Council Tax Band

D

### Broadband

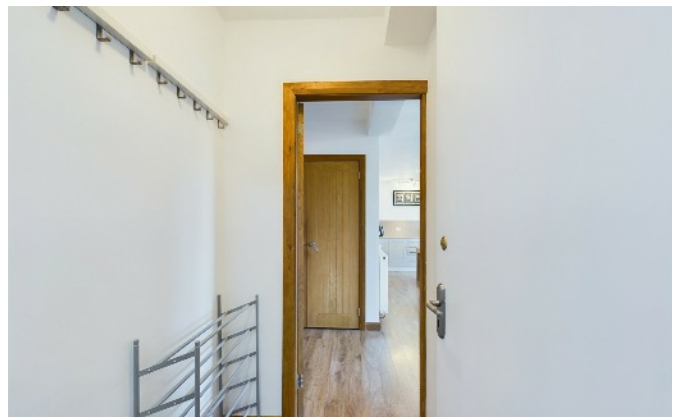
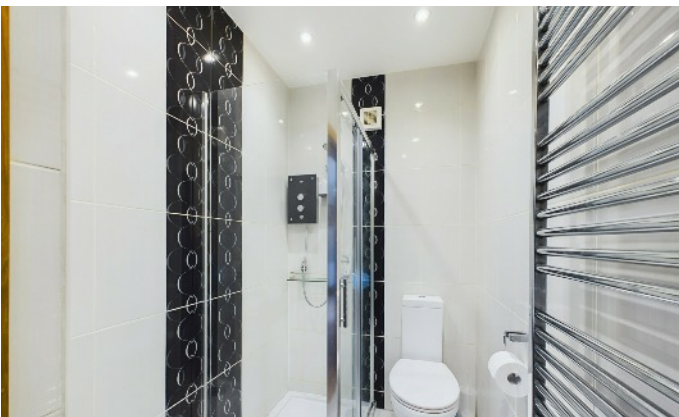
Ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps as per the Ofcom website.

### Directions

Entering Ambleside from the south continue on Lake Road taking the first right before Hayes Garden Centre onto Old Lake Road. After 200 yards turn right onto Fisherbeck Park, continue up the hill and veer right and the property is half way round on the left in the second block.

### What3words

///animates.boxer.casually





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.