

HACKNEY & LEIGH

Ambleside

£325,000 (Offers Over)

Underhill, 24 The Lakelands, Lower Gale, Ambleside, LA22 0BD

This 1 bedroom, first floor apartment could be your ideal lock-up and leave, enjoying an elevated position overlooking the popular village of Ambleside. Underhill, 24 The Lakelands is tucked within the distinctive Lakelands development, just a stone's throw from the village centre and all that it has to offer.

Currently running as a very successful holiday let, the apartment is a fantastic opportunity to build up your holiday rental portfolio, offer as a long-term letting property, or just to enjoy as your own private retreat.

Quick Overview

One bedroom first floor apartment

Amazing views over Ambleside, Loughrigg Fell and Fairfield Horseshoe

Modernly decorated throughout

Private balcony

Perfect opportunity for a holiday let, second home, or permanent residence

Ideal location close to village amenities

Lift access in main building

No chain

Allocated parking space

Ultrafast Broadband available

Property Reference: AM4204

1	1	1	C	*Ultrafast Broadband Available*	*Allocated Parking*



Living Space



Kitchen



Living Room



Living Room

Stepping into the entrance hall of the apartment, a spacious storage cupboard offers a home for walking boots and poles, along with plenty of room for your household appliances. Enjoy the benefit of underfloor heating to warm you up after a walk in the winter months.

Coming through to the open-plan kitchen and living space, the first thing you'll notice is how lovely and light the space is throughout. The kitchen is clean and bright, with modern Howdens wall and base units and solid white granite worktops, and tiled flooring. The kitchen has been fitted with multiple new appliances, including integrated Bosch oven and microwave, Lamona 4 ring induction hob with cooker hood over, under-counter fridge, Bosch dishwasher, and inset sink with mixer tap over. Enjoy your mornings sitting up at the breakfast bar, and fuelling up for a day out on the fells!

Although this apartment has one bedroom, it can easily sleep up to four people; with the benefit of a discreet pull-down bed along the side of the living space, ideal for families. Built-in shelving maximises storage, especially underneath the large Velux windows. The living space provides the perfect place to relax, and soak in the stunning views through the large windows... views which can be enjoyed even more from the private balcony! You will never tire of the amazing panoramic views over the whole village, and to Loughrigg Fell and Fairfield Horseshoe. Access to the balcony is through the glazed door in the living room, allowing even more natural light into the space.

Double doors connect the living space to the bedroom, which currently fits a super-king bed very comfortably. A built in dressing table right by the large window means you can enjoy the views even as you get ready for the day. Thoughtfully designed, this bedroom also has built-in bedside units for ease, and a spacious wardrobe with double doors and additional storage above.

The bathroom has been recently renovated, and it certainly shows. The bathroom comprises a very generous walk-in shower cubicle, with modern rainfall shower over and additional handheld showerhead, separate bath, built in wash basin, WC, and chrome heated towel rail. You can step out of the shower and feel insanity pampered, thanks to the underfloor heating.

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Accommodation (with approximate dimensions)

Entrance Hall

Kitchen and Living Area 29' 2" x 11' 10" (8.89m x 3.61m)

Bedroom 11' 10" x 11' 9" (3.61m x 3.58m)

Bathroom

Balcony 11' 3" x 6' 1" (3.43m x 1.85m)

Request a Viewing Online or Call 015394 32800

Property Information

Tenure Shared Freehold. The purchaser will become a shareholder in Ambleside Overview Limited, who own the Freehold. No ground rent is payable.

Business Rates We understand the property to have a rateable value of £2,150 with the amount payable to Westmorland and Furness Council being £1.072.85, though the current owners enjoy 100% Small Business Rate Relief. The property currently generates a gross income of £44,000 and a net of £24,000.

Services The property is connected to mains electricity, water and drainage.

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Broadband Ultrafast Broadband available - Openreach and Fibrus networks.

Mobile Services Good service from Vodafone, O2 and EE, likely service from Three.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions The Lakelands occupies an elevated position above the village of Ambleside and enjoys breathtaking panoramic views across Loughrigg to the west and up to Fairfield in the north. By car, take Lake Road out of Ambleside turning left on to Old Lake Road and then left again into Low Gale continuing up to Lower Gale where The Lakeland's development can be found on the left hand side. There is a car parking space allocated to this apartment here and lift access to all floors. There is an alternative pedestrian short cut access which is available from the centre of Ambleside in the market square.

What3Words ///grandest.headlight.diggers

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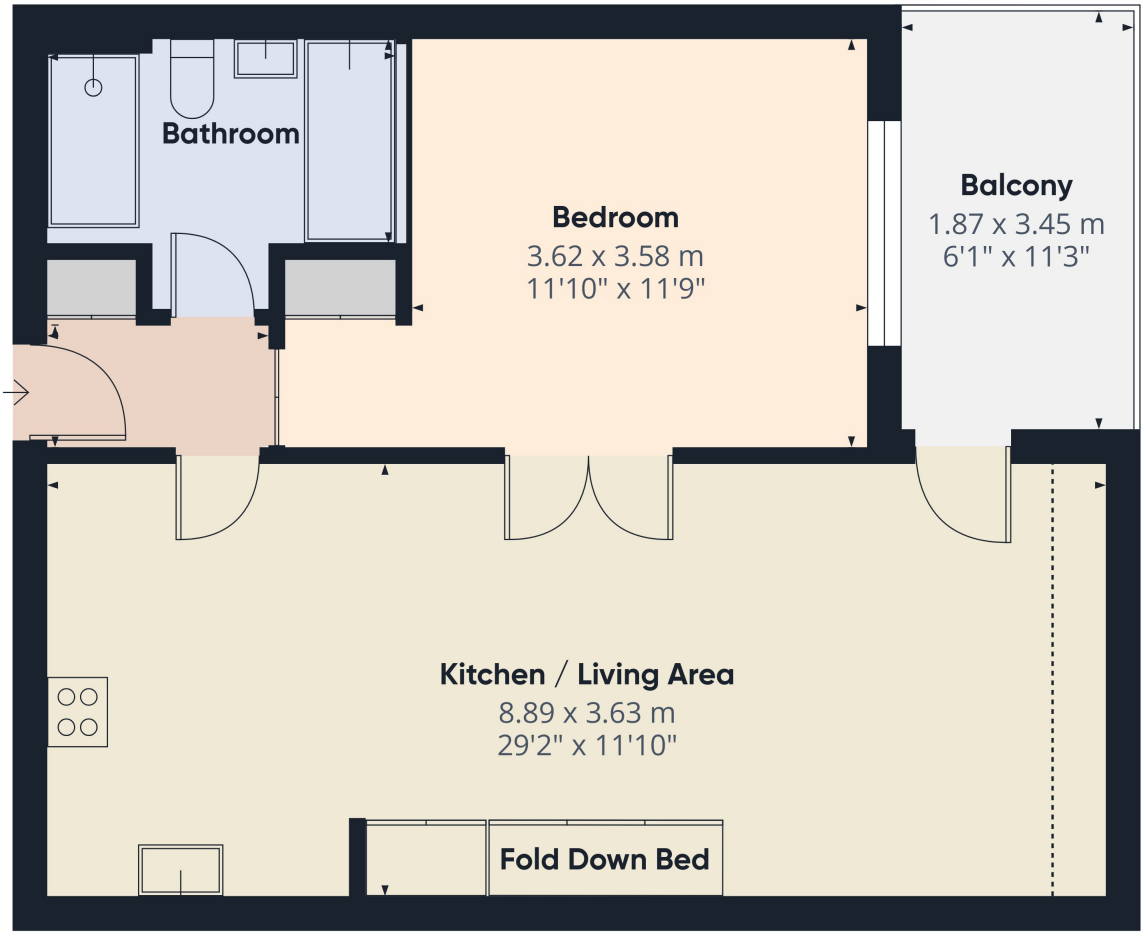
Bathroom



Private Balcony



Panoramic Views



HACKNEY & LEIGH

Approximate total area(1)

55.6 m²
597 ft²

Balconies and terraces

6.5 m²
70 ft²

Reduced headroom

1.6 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom
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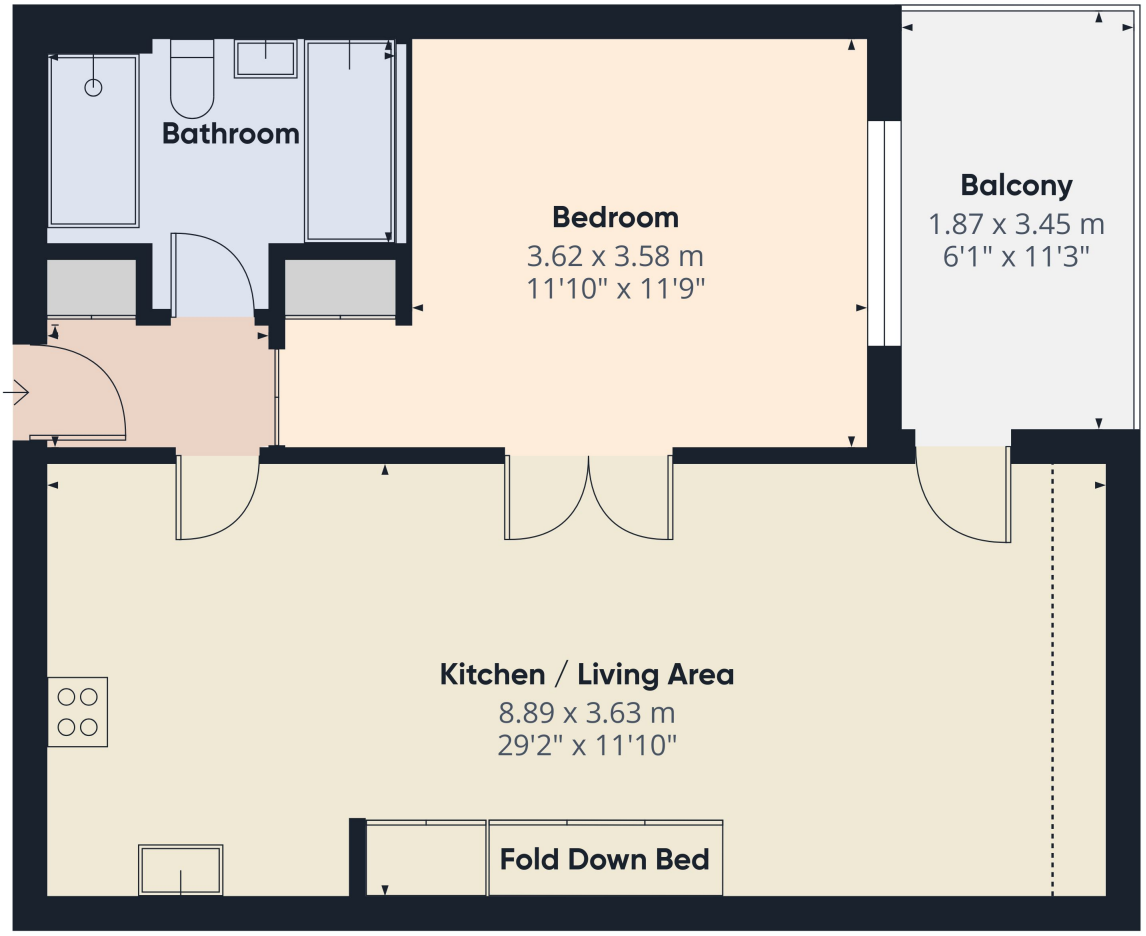
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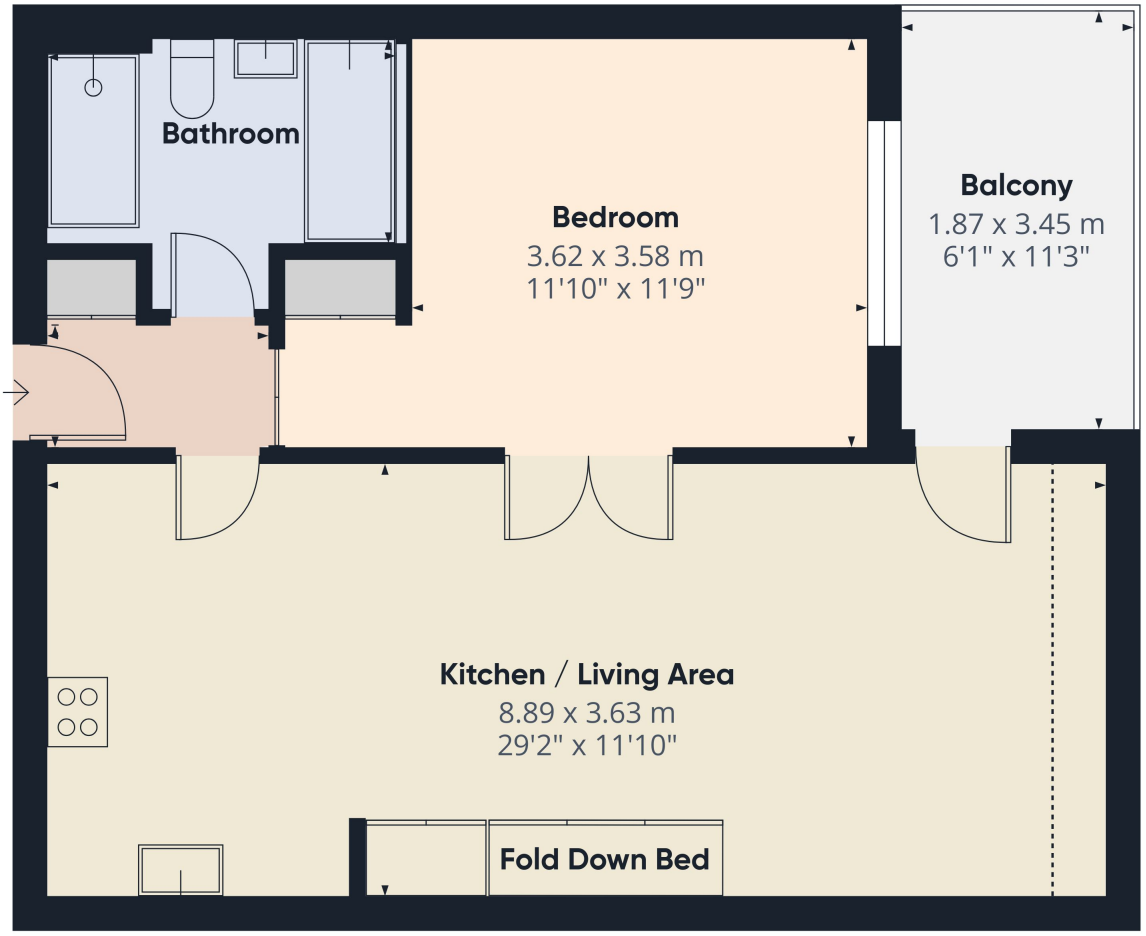
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