



Flat 10, Gale Rigg House Gale Rigg, Ambleside  
£300,000





## Flat 10

### Ambleside

A well-presented first floor apartment with beautiful panoramic views located in a quiet and sought after residential area conveniently placed for the many amenities available in Ambleside, which include a variety of cafes, restaurants, shops and a cinema, to name a few. Ambleside has excellent bus services and offers easy access to the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

This superb first floor apartment offers a bright and airy living space with beautiful far-reaching views across to the Lakeland fells. The open-plan design of the living area enhances the sense of space and flow, perfect for modern living. The kitchen area has integrated appliances including an oven, fridge freezer and dishwasher with the added benefit of a breakfast island to enjoy your meals around while looking out towards Wanswell Pike and Loughrigg. The well-appointed double bedroom offers a peaceful sanctuary, complemented by views of St Marys Church and double glazing throughout ensuring a cosy ambience. The three-piece bathroom comprises a W.C., wash hand basin and bath with a shower.

The entrance hall also has a useful utility space and you can also access two storerooms which is an added benefit for all your storage needs. Electric heating guarantees warmth on even the chilliest of nights, as a further feature, a garage with parking is included and additional parking for visitors, adding practicality to this picturesque abode. With the town centre just a stone's throw away, convenience and accessibility are key attributes of this delightful property.

The grounds are well-maintained communal gardens with delightful sitting areas where you can sit and enjoy the view from. This property represents a unique opportunity to embrace a lifestyle of peace and serenity amidst the scenic backdrop of the Lake District.

- Light and airy first floor apartment
- Beautiful far reaching views
- Open plan living area
- Located within the heart of the Lake District
- One double bedroom
- Double glazing and electric heating
- Three piece bathroom
- Garage with parking
- Beautiful communal grounds
- Close to town centre

**EPC RATING E**

**SERVICES**

Mains electric, mains water, mains drainage.

**COUNCIL TAX: BAND C**

**TENURE: LEASEHOLD**

**DIRECTIONS**

On entering Ambleside, turn right onto Old Lake Road, then turn onto Low Gale and then take the first turn right onto Gale Rigg. Keep following the road round and Gale Rigg House is located on the left with number 10 being at the rear.

**WHAT3WORDS:** storming.february.sprouts







## FIRST FLOOR

### ENTRANCE HALL

9' 1" x 4' 11" (2.77m x 1.51m)

### OPEN PLAN LIVING AREA

20' 1" x 18' 3" (6.11m x 5.57m)

### BEDROOM

15' 10" x 9' 10" (4.83m x 2.99m)

### BATHROOM

7' 9" x 4' 11" (2.35m x 1.51m)

### STORE ROOM

4' 1" x 3' 10" (1.24m x 1.18m)

### STORE ROOM

3' 10" x 3' 10" (1.18m x 1.17m)



















Flat 10, Gale Rigg House, Gale Rigg, Ambleside

Total Area: 53.8 m<sup>2</sup> ... 580 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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