



1 Enigma House Apts Lake Road, Bowness-On-Windermere, Windermere
£199,950





1 Enigma House Apartments Lake Road

Bowness-On-Windermere

A well presented first floor apartment with views towards Claife Heights centrally located within the Lakeland village of Bowness-on-Windermere where all the shops, restaurants and bars are within easy reach. Situated in the heart of the Lake District and within easy reach of public transport services and the M6.

Nestled in the heart of town, this charming one-bedroom, first-floor apartment offers the perfect blend of convenience and comfort. The property could be a great first home for a young couple or it could be an investment property as it has been ran as a successful holiday let by the current owners.

Stepping into the apartment you will find a light-filled sitting room, residents are greeted by a welcoming space ideal for relaxation or entertaining guests. The modern integrated kitchen is a chef's delight, complete with all the necessary amenities for culinary creations. The double bedroom provides a peaceful retreat, while the en-suite bathroom and cloakroom offer added convenience for residents. The property boasts partial double glazing and gas central heating, ensuring a cosy atmosphere throughout the year. With its prime location, this apartment is just moments away from all the amenities, attractions, and natural beauty the area has to offer.

This property presents an ideal opportunity for those seeking a convenient lifestyle in a vibrant community while having the beauty of the Lake District at their doorstep.

- First floor town apartment
- Partial double glazing and gas central heating
- Light and airy sitting room
- In the centre of town close to all amenities
- Modern integrated kitchen
- Sold with no ongoing chain
- Attractive investment opportunity
- On street parking
- En-suite bathroom and a cloakroom
- Easy access to the rest of the Lake District National Park

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING E

SERVICES

Main electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND TBC

Business rates.

TENURE: LEASEHOLD

DIRECTIONS

From our Windermere office proceed to Bowness on to Lake Road. Enigma House can be found on the left above The Mere Gallery. Turn left to find the entrance to the apartments at the rear.

WHAT3WORDS: conveying.flame.respect





FIRST FLOOR

INNER HALLWAY

11' 1" x 11' 0" (3.38m x 3.35m)

SITTING ROOM

15' 3" x 13' 8" (4.66m x 4.17m)

KITCHEN

6' 8" x 6' 4" (2.04m x 1.94m)

BEDROOM

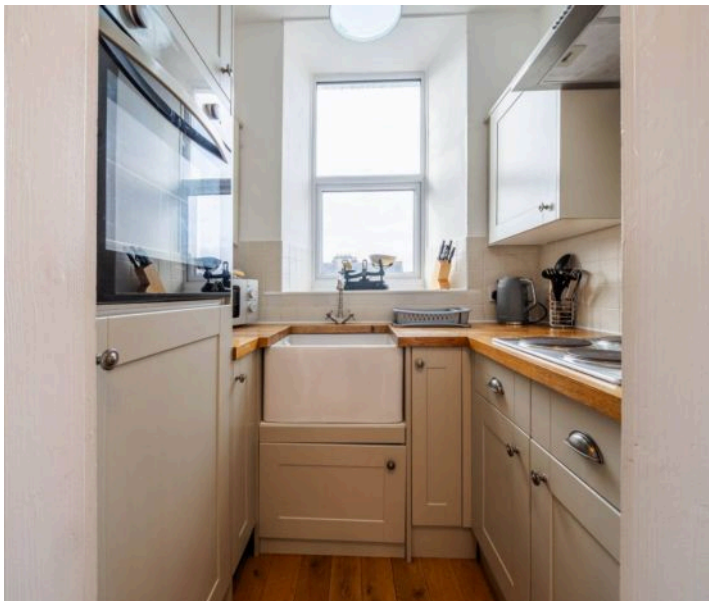
12' 10" x 9' 11" (3.91m x 3.02m)

EN-SUITE

5' 1" x 4' 8" (1.54m x 1.42m)

CLOAKROOM

3' 10" x 3' 4" (1.16m x 1.01m)






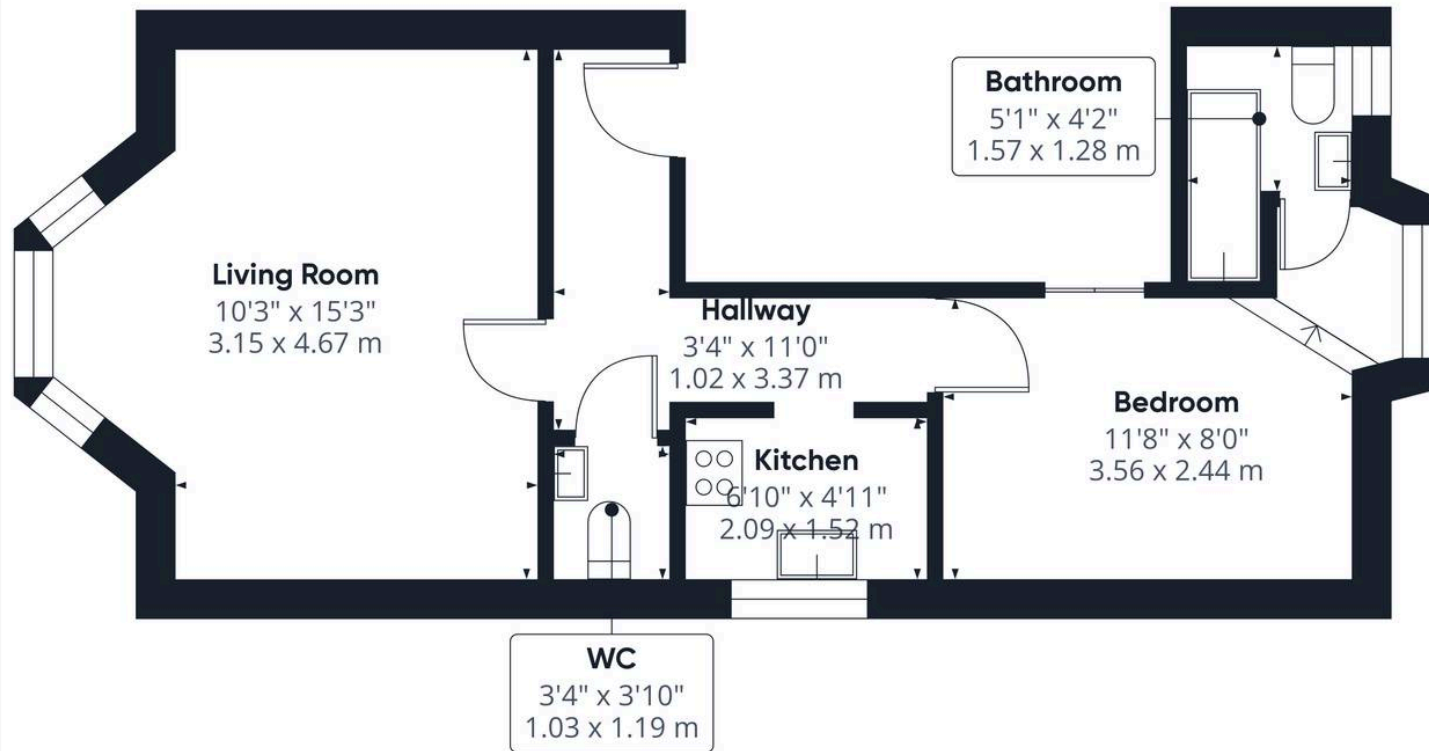


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A dark, rectangular sign with the text "ENIGMA HOUSE APARTMENTS" is mounted on a white, textured wall. The sign is made of a dark material, possibly metal or stone, and has a slightly irregular, hand-cut appearance. The text is in a serif font, with "ENIGMA HOUSE" on the top line and "APARTMENTS" on the bottom line. The sign is secured to the wall with two small, dark screws, one on each side. The wall itself has a rough, pebbled texture, and the overall lighting is somewhat dim, giving the scene a slightly somber or mysterious feel.

ENIGMA HOUSE
APARTMENTS



Approximate total area⁽¹⁾

422.17 ft²

39.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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