



9 Gale Rigg

Ambleside, LA22 0BA

Guide Price £400,000

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Ambleside

9 Gale Rigg is a superb two bedroom, two bathroom self contained first floor apartment. Immaculately presented, well planned with a light and airy ambience and features high ceilings. With a private entrance, lovely fell and lake views, private terrace, communal gardens, garage and parking, the property ticks every box.

The original building at Gale Rigg was constructed circa 1870 as a private home and later used as a school. In the early 1970's Gale Rigg was developed into 10 individual apartments with a well tended communal garden. Each of the apartments have garaging and number 9 enjoys an excellent position at the front of the building on the first floor. A versatile property whether as main residence, or second home lock up and leave.

Gale Rigg is an attractive substantial period Lakeland property on a private road, gently elevated above this most popular of Lakeland towns. The apartment has a splendid aspect enjoying lake and fell views including Loughrigg and Wansfell Pike. Whilst it is in a peaceful position there are a wide variety of amenities in the town within a few minutes walk including an excellent variety of shops, restaurants, library, churches etc.



Directions

From our office continue up Kelsick Road, turn right onto Lake Road and immediately left onto Old Lake Road. Take the next junction left turning immediately right onto a private road that leads to Gale Rigg and Gale Park. Gale Rigg is the first building on the left and garaging opposite.

Accommodation

Private steps leading up to the private decked terrace. UPVC front door into hallway with wood effect flooring. Recessed bookshelf and highly useful cloaks cupboard.

Living/Dining Room

22'6 x 10'8 (6.87m x 3.26m)

An attractive and spacious room with feature window giving light and superb views from Wansfell Pike, over the communal gardens and towards Lake Windermere in the distance. Victorian feature high ceiling and TV point. Two vertical modern radiators.



Kitchen

13'10 x 6'8 (4.21m x 2.04m)

A contemporary selection of wall and base units with composite sink unit and mixer tap. Integrated appliances include four ring electric hob and electric oven, fridge/freezer, washer/dryer and dishwasher. Part tiled walls and views towards Loughrigg.



Bedroom One

13'11 x 9'11 (4.23m x 3.02m)

Good sized double room with high ceilings. A comprehensive selection of fitted wardrobes and bedside cabinets.

En-Suite

Attractive white three piece comprising of corner shower cubicle, contemporary vanity wash bowl and WC. Heated towel rail. Fully wall tiled with extractor fan.

Bedroom Two

12'11 x 10'11 (3.69m x 3.32m)

Spacious twin room with attractive country views.



Bathroom

Excellent white three piece suite comprising of "P" shaped panelled bath with shower over, contemporary vanity wash hand basin and WC. Fully wall tiled with heated towel rail and illuminated mirror.

Outside

Garage 8ft x 16ft 1 (2.44m) x (4.92m)

The property benefits from its own private terrace and a communal lawn opposite to enjoy. There is a small visitor parking area off the drive together with private single garage and parking space for number 9 opposite the main building. There is a small decked area with magnificent views towards Wansfell and Loughrigg.

Tenure

Long leasehold for an original term of 999 years from approximately 1971. Each apartment owner is a shareholder in the Management Company which also owns the freehold. The Management Company arranges general exterior maintenance of the building, buildings insurance and gardening; cost for number 9 approximately. £2270 per annum. There is a restrictive covenant against commercial holiday letting of the apartments at Gale Rigg.

Services

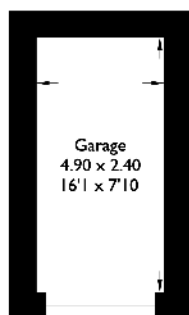
All mains services are connected. Gas central heating.

Council Tax Band

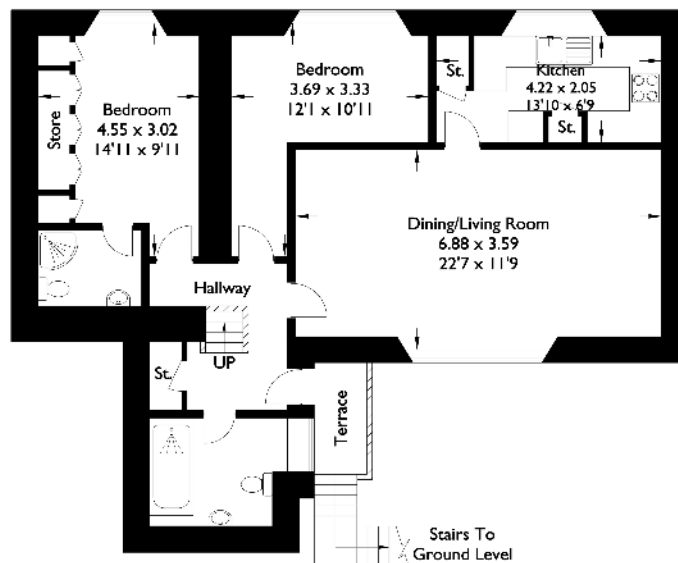
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9 Gale Rigg

Approximate Gross Internal Area : 77.36 sq m / 832.69 sq ft
 Garage : 11.76 sq m / 126.58 sq ft
 Total : 89.12 sq m / 959.27 sq ft

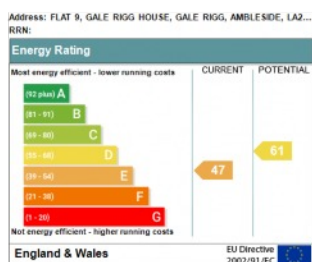


Garage



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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.

