



Bowland View Scholars Rise, Bentham, LA2 7FS

£91,500

Situated within the highly sought-after Bowland View independent living development, this beautifully presented one-bedroom ground floor apartment offers bright, spacious accommodation with direct access to the communal gardens. Designed for the over-65+ (55+ with additional needs), residents enjoy a welcoming community, excellent on-site facilities and the perfect balance of independent living with added peace of mind.

Property Description

22 Bowland View is a superbly presented one-bedroom ground floor apartment, offering comfortable and well-planned accommodation within this sought-after independent living development.

Upon entering the property, you are welcomed by a spacious entrance hall featuring a generous storage cupboard and providing access to all rooms. The bright and spacious sitting room enjoys plenty of natural light and benefits from a patio door opening directly onto the beautifully maintained communal gardens. Adjacent is a well-appointed kitchen.

Completing the accommodation is a generous double bedroom with the added convenience of a Jack and Jill en-suite shower room, which can be accessed both from the bedroom and the entrance hall, making it ideal for residents and visiting guests alike.

Bowland View is a welcoming and well-established independent living development, thoughtfully designed for those aged 65 and over who wish to enjoy an independent lifestyle with the reassurance of a supportive community. Residents benefit from a range of excellent on-site facilities, including a communal lounge, hair salon, café/bistro, a guest room and beautifully landscaped communal gardens. Ideally positioned close to local amenities, the development offers the perfect balance of privacy, independence and community living in a safe and peaceful environment.

Property Information

Tenure: Leasehold

50% Shared ownership

Council Tax Band: B

EPC Rating: B

Services: All mains

Residents: Must be aged 65+ or 55+ with care needed

Staircasing: available up to 75%

Fees

50% Shared ownership rent: £247.89

No rent payable at 75% ownership

Service charge: £296.29 per month

Support charge: £15.86 per month

24/7 Support charge: £40.67 per month

Optional care: £28.92 per hour Bank holiday:

£40.60 per hour

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Ground Floor Accommodation

Entrance Hall



Fitted carpet, radiator, access to all rooms, large storage cupboard, timber door to corridor.

Sitting Room



Fitted carpet, radiator, UPVC double glazed window and door to communal garden.

Kitchen



Vinyl wood effect flooring, range of wall and base units with under cupboard lighting, 1.5 drainer sink, integrated oven and electric hob with extractor hood over, space for fridge.

Bedroom



Fitted carpet, radiator, airing cupboard housing boiler, door to bathroom, UPVC double glazed window to communal garden.

Jack & Jill Bathroom



Vinyl flooring, heated towel rail, wash basin, toilet, walk in shower, emergency pull cord, door to bedroom and hallway.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan

secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

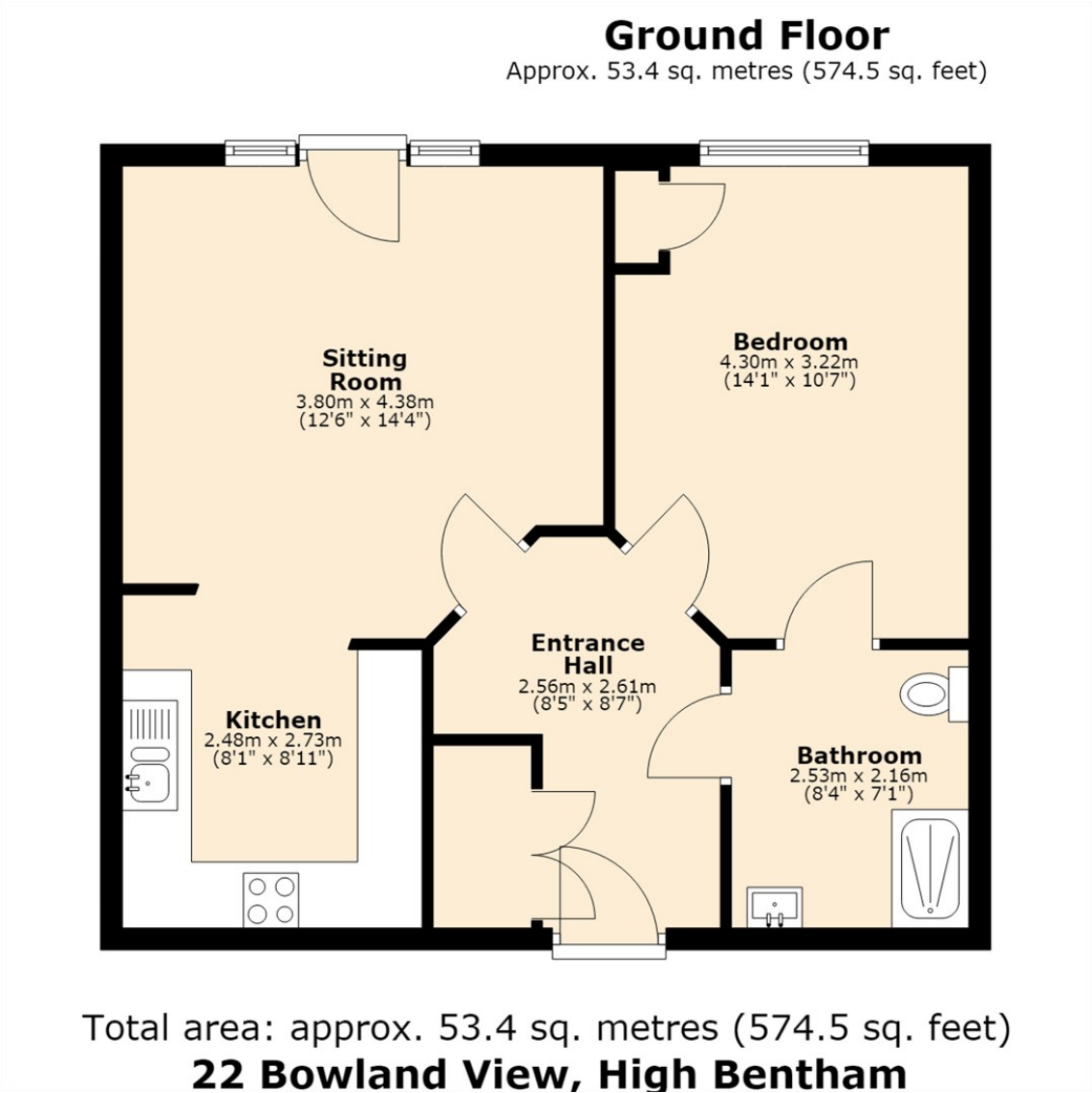
FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



Area Map



Energy Efficiency Graph

