



MICHAEL HODGSON

estate agents & chartered surveyors



AMBLESIDE ROAD, WINDERMERE

Asking Price £45,000

- WHITE CROSS BAY - 2 BED LODGE

- Recently renovated.
- On The Fringes Of Lake Windermere
- Brilliant Location On-Site
- Outside Decked Area
- Open Plan Lounge & Kitchen Diner
- Two Bedrooms & Family Bathroom
- Fully Double Glazed & Gas Centrally Heated
- multiple car parking
- Viewing Recommended

Inside the lodge comes fully furnished living accommodation with fully equipped kitchen.

There is a full 12 months license with a short four week closure from the 3rd January and 1st February each year.

Residents have access to further on-site facilities such as the owners lounge with 20% discount for all owners and family, in addition to access into a shared swimming pool.

Council Tax Band: Exempt
 Tenure: Leasehold (32 years)
 Ground Rent: £9,500 per year

Two Bedroom Lodge
 Recently refurbished.



AMBLESIDE ROAD, WINDERMERE

Asking Price £45,000

Open Plan Lounge/Kitchen Diner

Kitchen Area

Fitted with a double glazed window, a comprehensive range of contemporary wall, base and drawer units over and incorporated by complementary work surfaces, stainless steel sink and mixer tap, gas hob with extractor over, washing machine, electric oven and microwave.

BEDROOM 1

Fitted with double glazed windows, a gas central heating radiator . Also offering a jack & Jill style facilities.

BEDROOM 2

Fitted with double glazed windows, a gas central heating radiator .

SHOWER ROOM

Fitted with a double glazed window, shower enclosure low level WC, wash hand basin with storage below, a gas central heating radiator

EXTERNALLY

the property offers a decked area with furniture .multiple car parking spaces.

AGENTS NOTE

The lodge has a remaining 32 years left on the lease. The annual park fees are £9,500.

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M I C H A E L H O D G S O N

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