



## Arnside

**£177,000**

26 Ashleigh Court  
Station Road  
Arnside  
Cumbria  
LA5 0JH

This desirable top floor position apartment with Estuary & countryside views has a lot to offer. The easterly aspect provides light and bright living spaces which are crisp, clean, well appointed and ready to move into. The two bed has plenty of storage with fitted wardrobes and cupboards. Attractive décor, refurbished with a replacement kitchen and shower room. Communal areas, residents parking, lifts to all floors. Highly Recommended for Viewing.

Property Ref: AR2399

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Living Room



Window View



Kitchen

**Location** From the Arnside Office, turn right and Ashleigh Court is approximately 100 metres on the right hand side. The communal entrance is under the covered archway.

Ashleigh Court is within easy walking distance of the village amenities including the bus stop with links to Kendal and Lancaster, as well as the railway station, which has direct services to Manchester Airport as well as links to London, Glasgow and Edinburgh.

**Accommodation** (with approximate dimensions)

**Communal Entrance Porch** Communal Landing, Two Communal Lounges and Libraries.

**Entrance Hall** With coving, roof void access, cloaks cupboard, linen cupboard featuring the water cylinder and warden call system.

**Kitchen** 10' 4" x 7' 6" (3.16m x 2.29m) Modern wall and base units, granite effect worktops, complimentary tiling, AEG halogen hob, Bosch built in oven and grill, single drain stainless steel sink unit with half bowl and mixer tap. Space for washing machine and dishwasher, downlights and extractor fan.

**Living Room** 10' 3" x 14' 4" (3.14m x 4.37m) Stove effect electric fire with hearth and mantelpiece. Coving, TV aerial point, countryside views, electric radiator.

**Bedroom One** 10' 8" x 14' 0" (3.27m x 4.28m) Built in furniture including double wardrobe and dressing table. Storage heater and TV aerial point.





Bedroom One

**Bedroom Two** 7' 3" x 10' 9" (2.22m x 3.29m) Coving and electric storage heater.

**Shower Room** Featuring a WC, vanity basin, corner shower unit with electric shower. Tiled walls, built in cupboard, extractor fan, warden call cord and heated towel rail.

**Communal Gardens** Well maintained landscaped communal garden with seating areas.

**Council Tax Band** 'D' - South Lakeland District Council

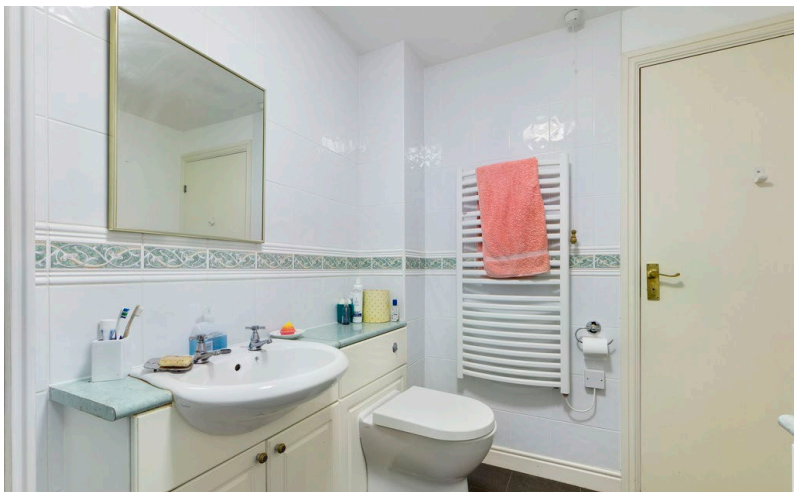
**Tenure** Leasehold. Subject to the remainder of a 125 year lease dated the 15th December 1992. The monthly service charge is £196.67 with a ground rent of £90 per annum (£45 in March and September). The charge includes Estate Manager, emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

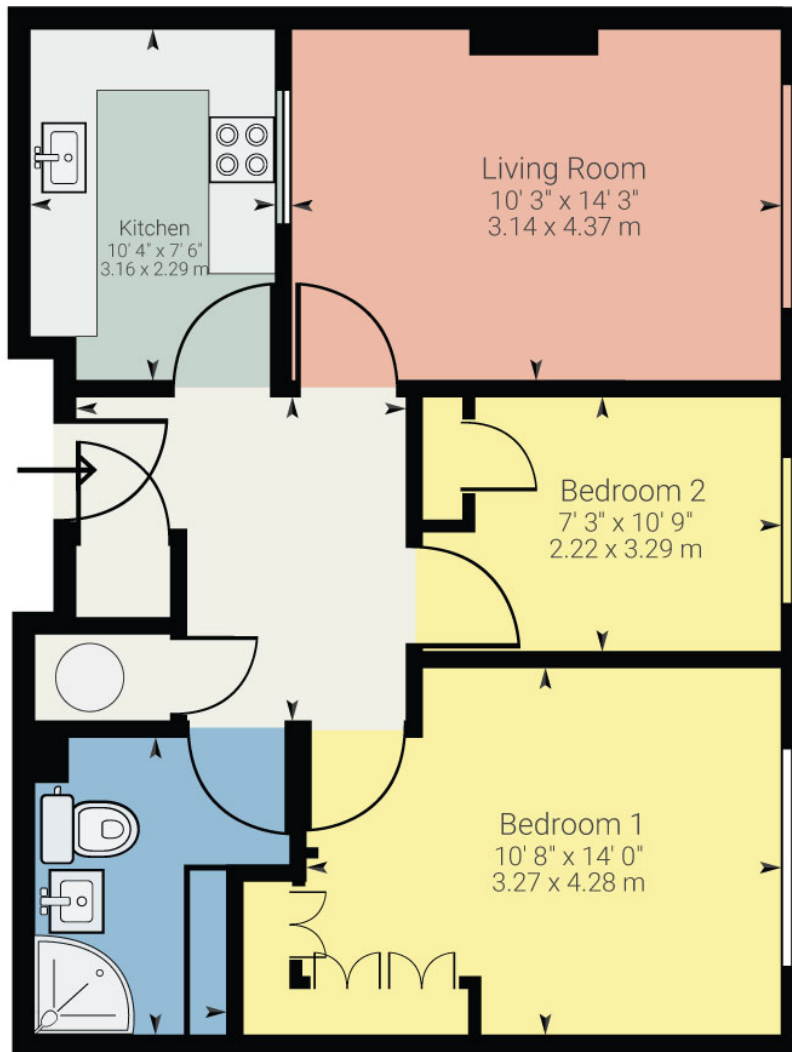
**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom Two



Shower Room



Approximate net internal area: 611.45 ft<sup>2</sup> / 56.81 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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