

## Holme

**£156,750**

3 Chestnut Court

Holme

Carnforth

Lancashire

LA6 1RW

A rather special apartment situated in the quiet country village of Holme. A beautifully presented and modern two bedroom ground floor apartment with secure rear garden and views towards Farleton Knott. Perfect as a home or a fantastic investment.

Enjoying an enviable corner position in a well maintained building with new PVCu double glazing, parking, generous living dining room, kitchen and shower room.

Property Ref: C2114





**Kitchen**



**Bedroom One**

**Location** From the Hackney & Leigh Carnforth office, turn right and proceed towards the Traffic Lights. At the lights turn left and leave Carnforth heading north on the A6, going straight on at the first two roundabouts. At the third roundabout take the second exit towards Burton and follow the road through the village. Take a left turning signposted towards Holme, passing over the motorway bridge and take the second right onto North Road. Proceed along North Road, turning right into Chestnut Close near the end of the village where there is a sale board. Follow the road in, turn left and the property is situated on the right hand side.

**Accommodation (with approx. dimensions)**

**Hallway** A wooden double glazed solid entrance door, leads into a spacious hallway. With built in storage cupboard and wooden double glazed windows into the lounge, providing natural light to the hallway. With newly laid carpet and a radiator.

**Living Room** 15' 2" x 16' 9" (4.64m x 5.11m) A large, spacious room providing additional space for a living and dining area. Fitted with a wooden double glazed window and PCV double glazed French doors, leading into the rear garden. With a newly laid carpet and two radiators.

**Breakfast Kitchen** 10' 5" x 11' 5" (3.18m x 3.50m) Fitted with a range of modern wall and base units with complementary worktop over and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring Beko electric hob, a Beko oven with extractor hood, and an integrated Indesit washing machine and fridge freezer. Discreetly hidden in a kitchen cupboard, there is a newly installed (October 2020) Baxi gas central heating boiler. A PVC double glazed window over looks the rear garden, with views towards Farleton Knott and the Lancaster Canal. There is also ample space for a small dining table and chairs, and is heated by a radiator.

**Bedroom One** 13' 7" x 10' 6" (4.16m x 3.21m) With a large quadruple wardrobe, with mirrored doors and two PVC double glazed windows, over looking the rear garden, with views towards Farleton Knott and the Lancaster Canal. With coving to the ceiling and a radiator.



Bedroom One

**Bedroom Two** 9' 5" x 9' 2" (2.87m x 2.80m) Fitted with two PVCu double glazed windows, overlooking the rear garden, with views towards Farleton Knott and the Lancaster Canal. This room is heated by a radiator.

**Shower Room** Fitted with a modern (approx. 6 years old) three piece suite consisting of a WC, wash hand basin and a large shower cubicle, with glass sliding doors and tiled surround. With an extractor fan, wall mounted light and mirror, and a radiator.

**Outside** To the rear of the property there is a good-sized laid to lawn rear garden, with a paved patio area. With mature planted borders, secure hedge and gate leading onto the canal footpath. To the front of the property there is a carpark, with parking for one car and visitor parking. There is no designated parking space but plenty of parking to accommodate all.

**Services** Mains electricity, mains gas, mains water and mains drainage.

**Council Tax** Band C - South Lakeland District Council.

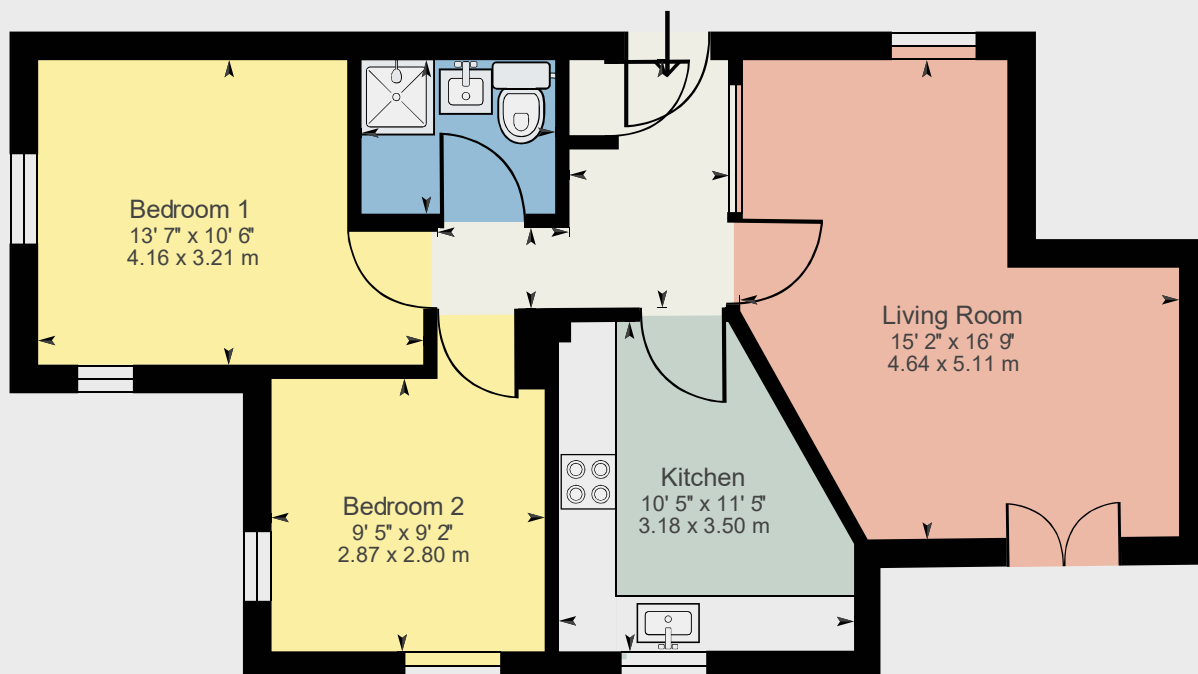
**Tenure** Leasehold - 999 years as of May 2013. The residents of Chestnut Court form a management company who own the freehold - There is a monthly service charge of £65 which includes communal cleaning, grounds maintenance, roofing maintenance, property painting/upkeep, and most recently the full replacement of all windows and doors to PVCu double glazing.

**Viewings** Strictly by appointment with Hackney & Leigh - Carnforth Office.



Bedroom Two

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



Approximate net internal area: 631.05 ft<sup>2</sup> / 58.63 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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