

## Arnside

**£185,000**

Flat 11 Ashleigh Court  
Station Road  
Arnside  
Carnforth  
Lancashire  
LA5 0JH

A recently redecorated first floor apartment with easy to manage two bedroom accommodation. The property is located at the front of the development with balcony and views over the Estuary and Lakeland fells beyond.

Ashleigh Court is a purpose built development for the over 55's and enjoys features such as communal lounges and gardens as well as the apartments having a phone entry system.

Property Ref: AR2419







Living Room



Bedroom One

**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** Spacious hallway with cloaks cupboard, linen cupboard, electric storage heater and warden call system.

**Kitchen** 11' 10" x 7' 1" (3.61m x 2.16m) with wall and base units, white marble effect worktops, complimentary tiling, Indesit electric 4 ring hob, Gorenje built in oven and grill, cream one and a half sink unit with mixer tap, vinyl flooring. Space for washing machine and dishwasher, downlights and extractor fan. Large serving hatch to Living Room.

**Living Room** 15' 4" x 12' 7" (4.67m x 3.84m) Modern feature electric fire with remote control and wooden mantelpiece. Coving, carpet, electric storage heater, TV aerial point, far reaching Estuary and countryside views and access to the Balcony.

**Balcony** 15' 5" x 3' 11" (4.7m x 1.19m) Wonderful seating area in which to sit in the fresh air and enjoy the far reaching Kent Estuary and Lakeland fell views.

**Bedroom One** 11' 4" x 10' 4" (3.45m x 3.15m) with fitted furniture, carpet, electric storage heater and at the front of the property overlooking the balcony and those far reaching views.

**Bedroom Two** 11' 5" x 7' (3.45m x 2.13m) with far reaching Estuary and countryside views, carpet and electric storage heater.

**Shower Room** Spacious shower room with W.C., pedestal hand wash basin, electric Mira shower and screen. Tiled walls, vinyl flooring and heated towel rail. Fitted bathroom furniture providing plenty of storage.



Kitchen

**Communal Areas** Ashleigh Court offers communal areas for residents which includes a communal lounge, computer room, library and conservatory.

**Outside** Regularly maintained communal gardens with outdoor seating and parking

**Tenure** Leasehold with 96 years remaining on 125 year lease. 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.

**Services** Mains water (metered), drainage and electric.

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

**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 Arside Office.



Living Room

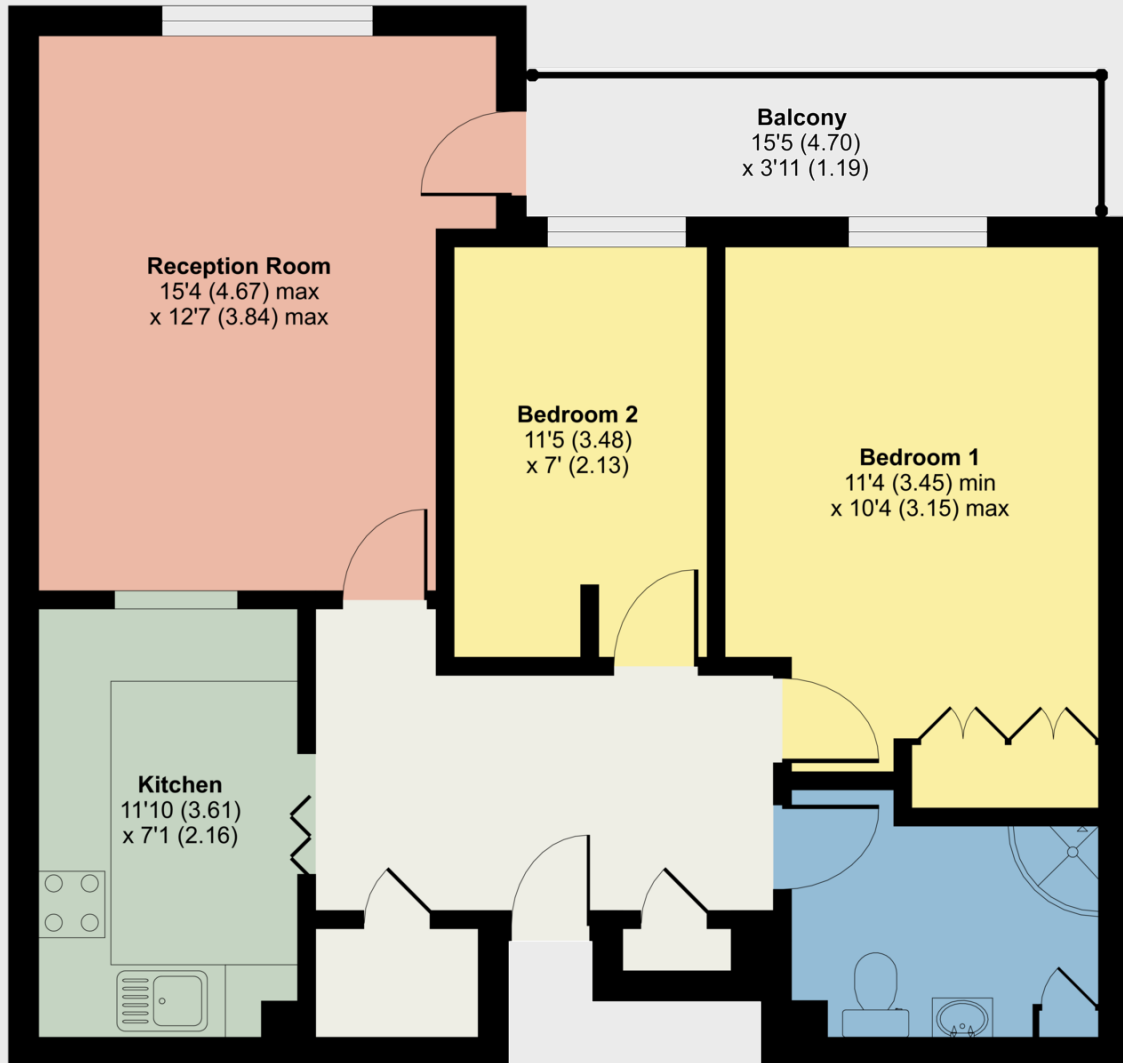


Balcony

# Station Road, Arnside, Carnforth, LA5

Approximate Area = 692 sq ft / 64.3 sq m

For identification only - Not to scale



**FIRST FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hackney & Leigh. REF: 764137

A thought from the owners... "Ashleigh Court is a friendly community. Amenities are very close by. This flat has lovely views over the estuary which always gave pleasure."

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