



Arnside

£210,000

Apartment 5 Heathcliffe
Court
Redhills Road
Arnside
Cumbria
LA5 0AT

A fantastic opportunity to acquire a ground floor apartment in a popular development in the sought-after village of Arnside.

This ground floor apartment has a flexible open plan living dining area with double glass doors leading a patio area and communal gardens boasting views over the Kent Estuary and to the Cumbrian fells beyond. Ideal as a permanent residence or holiday home.

Property Ref: AR2415





Main Living Area



Dining Area

Location From the Arnside office, proceed along the promenade bearing left at the Albion pub on to Silverdale Road. Continue up the hill and turn right on to Redhills Road and continue until you see Heathcliffe court on your right hand side. Number 5 is accessed through the secure double doors.

Main Entrance Shared vestibule, with intercom facility, leading to inner hallway. Additional phone security on entrance to apartment.

Accommodation (with approximate dimensions)

Hallway A central carpeted hallway with a large cupboard containing the water tank and shelving. Radiator.

Open Plan Living / Dining Room 26' 11" x 17' 2" (8.2m x 5.23m)

This apartment features an amazing open plan living space with high ceilings and feature coving. One end is currently used as a dining room with a feature marble fireplace and wooden surround. A circular window also adds character. At the other end is an attractive bay shaped sun room with 4 windows allowing plenty of morning sun to flood in. Double glass doors lead to directly out to a pleasant patio area and communal gardens.

Kitchen 9' 11" x 8' 11" (3.02m x 2.72m) Double glass doors lead through to the kitchen where the high ceilings and feature coving continues. A range of white wall and base units are completed with white worktops. Above the 1.5 Franke sink is a deep sill and large window overlooking the garden. An electric cooker with ceramic hob, washing machine, dishwasher, fridge and freezer are all included in the sale. Tiled floor.

Bedroom 14' 9" x 10' 10" (4.5m x 3.3m) This double bedroom, again with a high ceiling and feature coving, boasts a set of two small bay windows. A five doored, full height, set of cream wardrobes give plenty of storage space. In addition there is matching fitted furniture around and above the space for a double bed.

Bathroom White low level wc and pedestal basin and wet room style shower and flooring. Part tiled with large mirror and wooden shelf below. Also features a heated towel rail, extractor fan and spot lighting.



Kitchen

Outside

Communal Gardens Stunning landscaped communal gardens with seating areas to enjoy the fabulous sea views.

Parking One allocated parking space with a locked storage unit located in the garage.

Council Tax Band Band D - South Lakes District Council.

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

Services Mains gas, water, electricity and drainage.

Tenure Leasehold - 999 years from 1989. Service charge of £337.63 (paid quarterly) to include ground rent, water rates, servicing of the fire alarm system, communal area including lighting, gardening, building maintenance and insurance.

Viewings Strictly by appointment with Hackney & Leigh Arside Office.



Bedroom

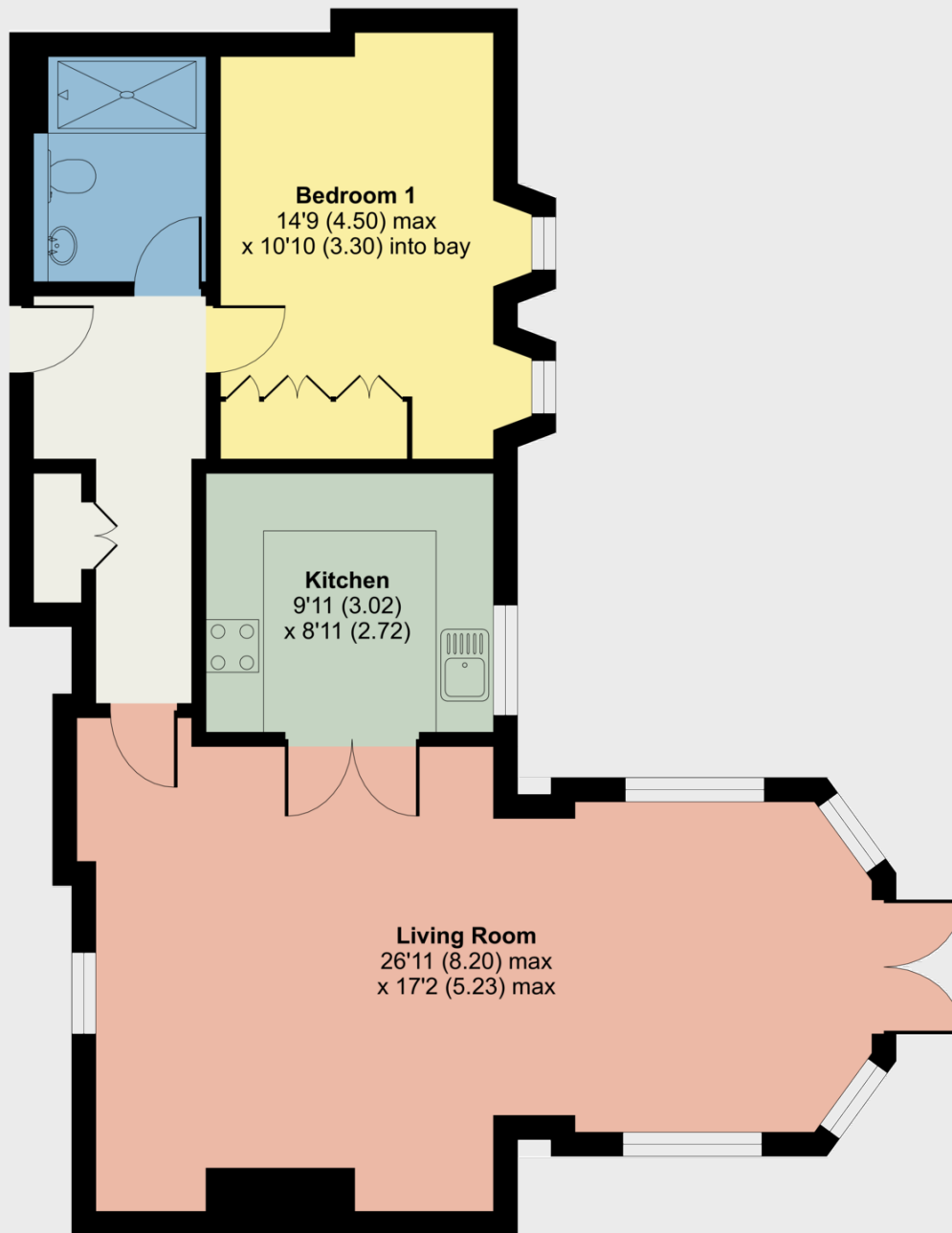


View from the garden

Redhills Road, Arnside, Carnforth, LA5

Approximate Area = 753 sq ft / 69.95 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 753060

A thought from the owners... "We've enjoyed a peaceful environment with beautiful grounds and easy to manage spaces. We've found Arnside to be a very friendly and active community with a good range of local services and amenities close by."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.