



Arnside

£290,000

Apartment 14 Heathcliffe
Court
Redhills Road
Arnside
Cumbria
LA5 0AT

This spacious three bedroomed, luxury penthouse apartment is in pristine condition and boasts estuary views from the large master bedroom. Featuring an impressive living room with high vaulted ceiling and modern en-suite bathroom and shower room. Heathcliffe Court boasts beautiful communal gardens with sea views and is only short walk to the shore. This apartment would make a perfect home or lock up & leave.

Property Ref: AR2431





Living Room

Living Room 17' 8" x 15' 0" (5.38m x 4.57m) Accessed via a set of part glazed doors, this impressive room with its vaulted ceiling gives an amazing sense of space and is large enough to accommodate a dining table. An attractive window seat is perfect for enjoying the morning sun. In addition to the 2 double radiators there is a Dimplex 'real fire' effect electric fire with limestone hearth which acts as a focal point and gives the room a cosy feel. A Velux window allows plenty of light to flood the room.



Kitchen

Dining Kitchen 12' 10" x 11' 5" (3.91m x 3.48m) Boasting a breakfast bar that gets the morning sun and gives views to woodland - perfect for enjoying your morning coffee. A range of cream wall and base units with shaker style doors and wood effect worktops with complementary cream tiled splashbacks and wall mounted cupboard housing the gas boiler which is only three years old. Integrated Neff induction hob, Bosch oven with extractor hood and Bosch dishwasher. There is space for a freestanding fridge freezer.

Location From the Arnside Office proceed along The Promenade, bearing left at The Albion and continue up Silverdale Road. Take the first right (opposite Anthony's Village Store) onto Redhills Road and follow the road along. Heathcliffe Court can be found further along on the right. Walk through the archway entrance and No. 14 is up the left hand flight of stairs.

Accommodation (with approximate dimensions)

Communal Entrance

Entrance Hall All rooms can be found leading from the generous central hallway with walk in fully shelved storage cupboard which also houses the hot water cylinder.

Bedroom One 15' 7" x 13' 10 (min)" (4.75m x 4.22m) This spacious master bedroom with en-suite is dual aspect with a feature circular window and a window offering fantastic views to the estuary. There is a three door fitted wardrobe as well as plenty of space for free standing furniture.

The boarded ample loft space can be accessed from this room via the fitted ladder.

En-Suite Bathroom A modern bathroom with complementary composite panelled walls in two different designs. The sink has a waterfall tap and the P-shaped bath has a mains fed shower over. Also featuring a heated towel rail, mirror above the sink and an extractor fan.



Bedroom One

Bedroom Two 15' 4" x 9' 5 (min)" (4.67m x 2.87m) A good sized second double bedroom with a full wall of three double built in wardrobes, TV and telephone points. This room gets the afternoon sun.

Bedroom Three 9' 2" x 9' 1" (2.79m x 2.77m) This single bedroom would also be ideal as a home office.

Shower Room This modern shower room has a large walk in shower with glass screen and the same composite panelling as the en-suite. Also featuring a heated towel rail and mirror with built in lights.

Additional Information Gas central heating and double glazing throughout.

Communal Gardens Heathcliffe Court boasts large stunning communal gardens with fabulous sea views and a path leading directly to the shoreline and Promenade.

Communal Garage Secure communal garage with allocated parking space and storage box.

Council Tax Band E - South Lakeland District Council

Services Mains gas, electricity, water and drainage.

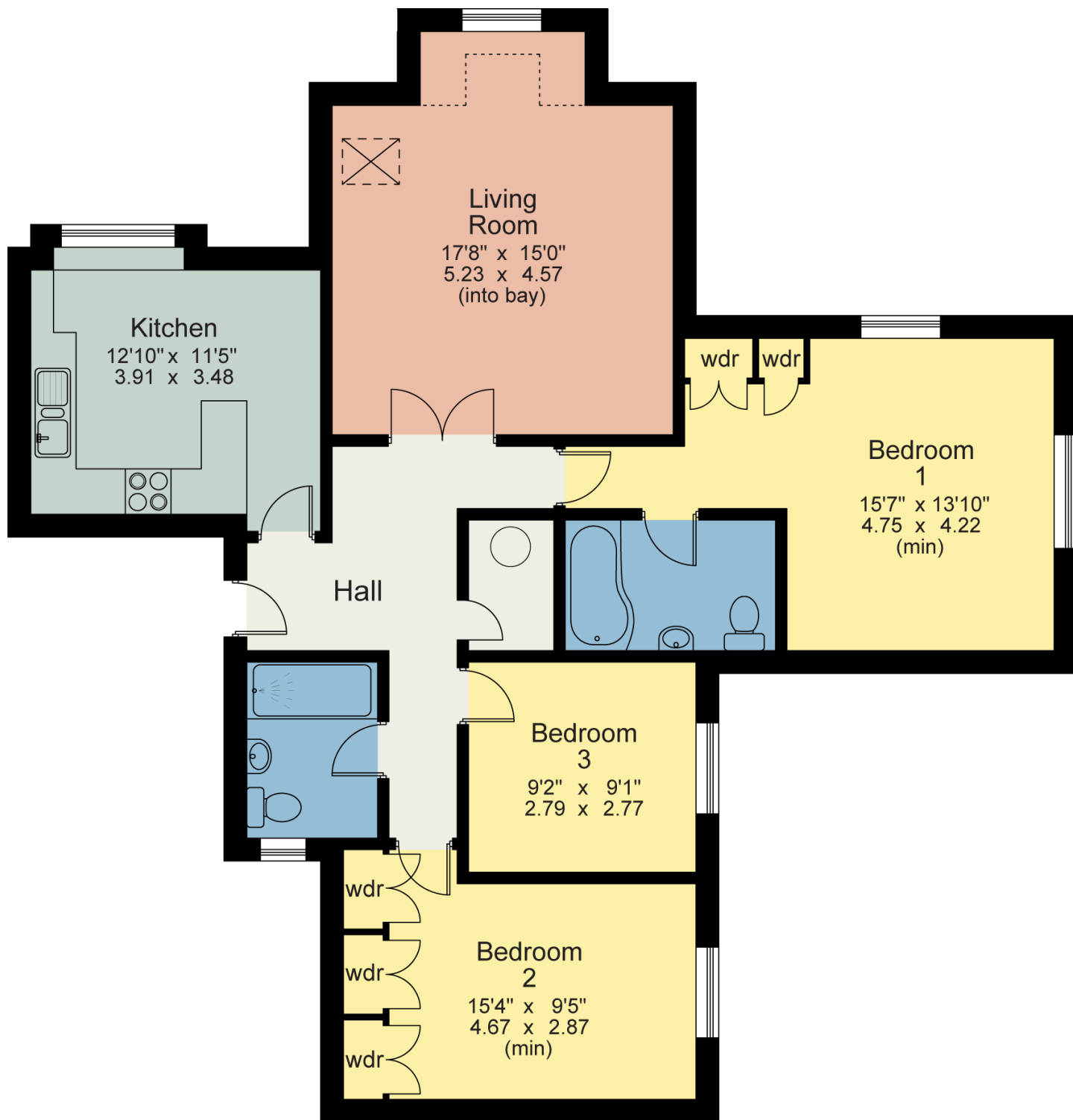
Tenure Leasehold – Remainder of a 999 year lease from 1996. Service charge of £541 per quarter which covers buildings insurance, property repairs, water and drainage rates, maintenance of the communal grounds, lighting and cleaning of the communal areas. Ground rent payable of £12.50 per quarter.



Bedroom Two

Energy Performance Certificate To be confirmed soon.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Approx Gross Floor Area = 1125 Sq. Feet
 = 104.28 Sq. Metres

For illustrative purposes only. Not to scale.

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.