



## Arnside

**£225,000**

7 Heathcliffe Court  
Redhills Road  
Arnside  
Cumbria  
LA5 0AT

A first floor apartment in this popular development that offer a comfortable and well planned layout, with two bedrooms and two bathrooms, whilst the property requires some refurbishment this will be to the new owners taste and requirements. There are communal gardens with views over the estuary and the benefit of allocated parking.

Property Ref: AR2422





Living Room



Bedroom One

**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.7 is up the left hand flight of stairs on the first floor.

**Accommodation (with approximate dimensions)**

**Entrance Hall** 20' 2" x 4' 9" (6.15m x 1.45m) Panelled wooden entrance door leads the way into the large carpeted entrance hallway with entry phone system and coving.

**Kitchen / Dining Room** 14' 3" x 12' 8" (4.34m x 3.86m) A range of wall and base units, leisure white sink unit and mixer tap with laminate worktops. Whirlpool oven, Whirlpool gas hob and extractor hood, integrated fridge, dishwasher and washing machine. The dining area features storage cupboard and double glazed window with window bench seat. Spotlighting and carpet.

**Living Room** 15' 7" x 13' 11" (4.75m x 4.24m) Double doors lead from the Hallway into the living room which features a lovely projecting double glazed window to the east and double glazed window to the south. Carpet and radiator.

**Bathroom** Partially tiled bathroom, with hand wash basin, W.C., bath with shower attachment, carpet and radiator.

**Utility Room** 5' 7" x 3' 2" (1.7m x 0.97m) with shelving and housing the hot water cylinder.

**Bedroom One** 13' 2" x 10' 10" (4.01m x 3.3m) with large fitted wardrobes, double glazed window, radiator and carpet.

**Bedroom One En-Suite** Partially tiled en-suite to the master bedroom with vanity hand wash basin, W.C. and shower unit with Mira electric shower. Strip lighting, shaver point, carpet and radiator.

**Bedroom Two** 11' 10" x 9' 1" (3.61m x 2.77m) with fitted wardrobes, double glazed window and carpet.



Kitchen / Dining Room

#### Outside

**Communal Gardens** Stunning landscaped communal gardens with seating areas to enjoy the fabulous sea views and gate leading down to the Beach and the Promenade.

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

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

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

**Tenure** Leasehold. Subject to the remainder of a 999 year lease dated the 31st January 1996. A copy of the lease is available for inspection at the office. Service charge of £400.83 per quarter which covers buildings insurance, property repairs, water and drainage rates, ground rent, maintenance of the communal grounds, lighting and cleaning of the communal areas.

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

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



Kitchen

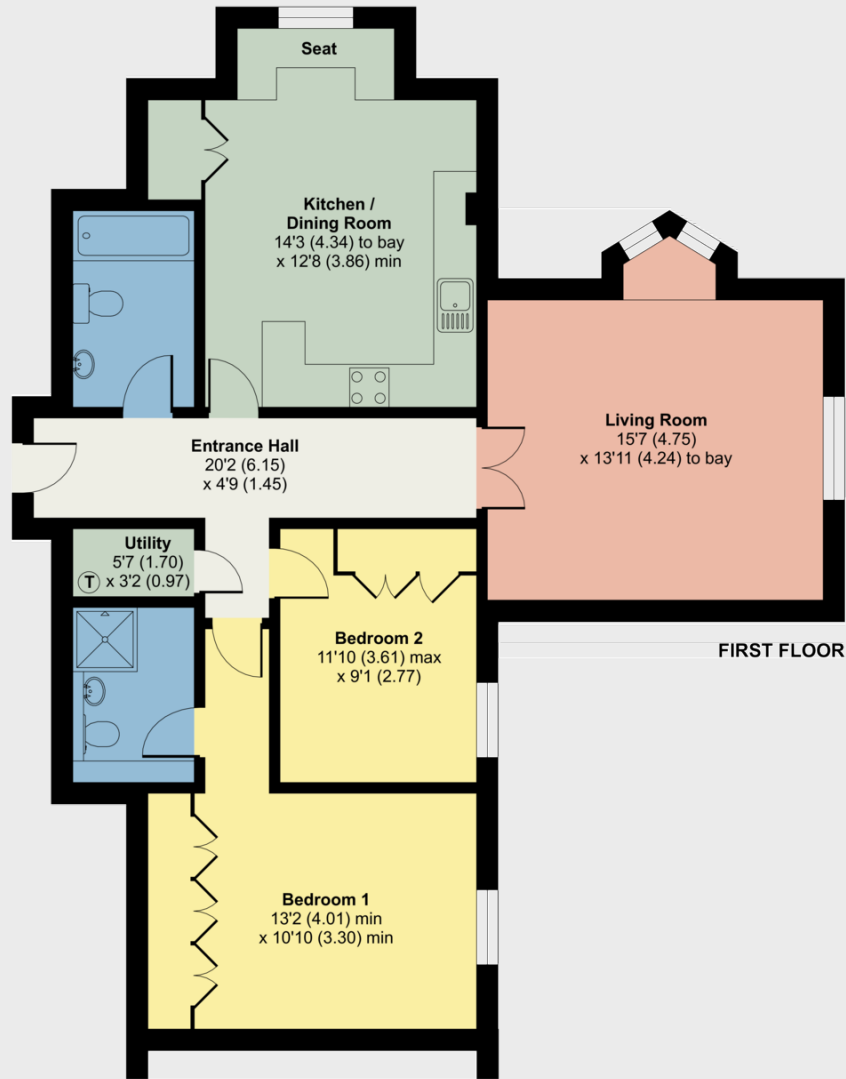


Bathroom

# Heathcliffe Court, Redhills Road, Arnside, Carnforth, LA5

Approximate Area = 1027 sq ft / 95.4 sq m

For identification only - Not to scale



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: 791001

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