



Arnside

£215,000

Flat 2 Fernleigh
6 Church Hill
Arnside
Cumbria
LA5 0DF

With some fabulous views, this two bedroomed first floor flat is the perfect hideaway, with the simple effective layout allowing for ease of maintenance and cleaning allowing you to get out and enjoy the village, varied walks and the surrounding area. Situated in the heart of the village and close to The Promenade, this appealing property has been created from the conversion of a Victorian stone and slate property with the flat also enjoying a parking space.

Property Ref: AR2359





Living Room



Living Room View

Arnside

Situated on the Kent Estuary within the Arnside and Silverdale Area of Outstanding Natural Beauty, Arnside is a friendly place with a thriving community and lots going on.

This former fishing port has retained many of the features from its past. The beautiful pier and port areas of the town offer stunning views across Morecambe Bay.

There's plenty for people of all ages to do, including excellent walks and numerous clubs and societies covering activities ranging from sailing to ukulele playing. Other amenities include pubs, a GP practice, dentist, library and local shops.

For families, there are playgroups, youth clubs and the local primary and secondary school is rated by Ofsted as "outstanding". Perfectly positioned with easy access to the M6 and the Lake District. There's also a train line - making trips south to Preston, Manchester and London a breeze, or west to the coast and Ulverston or north to Carlisle and beyond.

Location

From the Arnside Office, proceed along the Promenade bearing left at The Albion onto Silverdale Road. Take the first left onto Church Hill and Fernleigh is the second building on the right hand side after the Arnside E.I.

Accommodation (with approximate dimensions)

Entrance Hallway With coat hooks and radiator, neutral décor, opening out to a wider carpeted hallway.

Kitchen 13' 0" x 8' 9" (3.96m x 2.67m) With a range of wall and base units, complementary worksurfaces and tiling, breakfast bar and stools, large stainless steel sink with mixer tap, integrated electric oven, Bosch hob with extractor fan, space for an upright fridge / freezer, integrated slimline dishwasher, radiator, vinyl flooring and double-glazed window.

Shower Room Large walk-in shower with electric shower, pedestal hand wash basin, W.C., heated towel rail, vinyl flooring and double-glazed window.



Kitchen

Living Room 15' 11" x 11' 1" (4.85m x 3.38m) Bright, spacious and inviting living space with bay window giving far reaching panoramic views over the Kent Estuary and the Cumbrian countryside beyond, traditional feature coving to ceiling, carpet and radiator.

Bedroom One 14' 8" x 11' 7" (4.47m x 3.53m) With large double-glazed window, carpet and radiator.

Bedroom Two 12' 6" x 6' 7" (3.81m x 2.01m) Double-glazed window with far reaching views of the Kent Estuary to the Cumbrian fells beyond, carpet and radiator.

Outside Allocated parking space for one car.

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1 October 1973. A copy of the lease is available for inspection at the office.

Services Mains water, drainage and electricity. Gas to the building but not currently connected to this apartment.

Council Tax Band C South Lakeland District Council

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

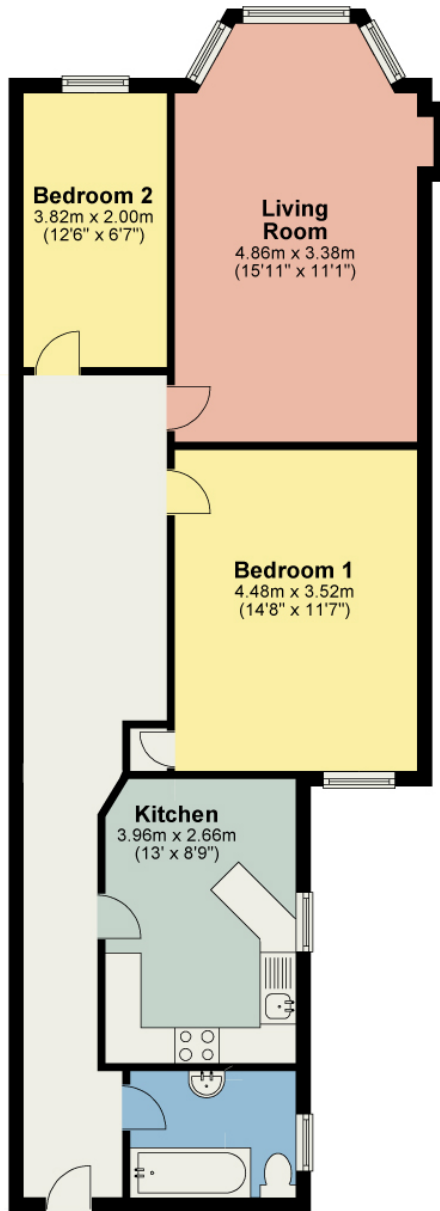
Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom One



Bedroom Two



Total area: approx. 77.1 sq. metres (830.4 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2359

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.