



Holme

£139,950

16 Chestnut Close, Holme, Carnforth, LA6 1RX

Welcome to this charming ground floor apartment located in the picturesque village of Holme. Boasting a convenient ground floor position, this property offers an ideal investment opportunity for first-time buyers looking to enter the property market. With its desirable location and a range of amenities within easy reach, this apartment presents a wonderful chance to embrace a relaxed village lifestyle while enjoying the benefits of homeownership.

Quick Overview

- Ground Floor Flat
- Ideal Investment or First Time Buy
- Desirable Village Location
- Close to Transportation Links
- Perfect Lock Up and Leave
- Countryside Walks
- Off Road Parking
- No Onward Chain
- Superfast 52Mbps* Broadband



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Superfast
Broadband



Off Road
Parking

Property Reference: C2290



16 Chestnut Close Elevated View



Kitchen



Living / Dining Room



Living / Dining Room

Location Chestnut Court is located in the popular village of Holme, which is conveniently located for easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster- Kendal and the Lake District, ideal for those that need to commute. Within the village there is a pub and the village primary school and surrounded by countryside walks. The local secondary school - Dallam- is located 3 miles away in the village of Milnthorpe. The village has a busy active community with activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club- various community projects- Holy Trinity church and a crown green bowling club.

Property Overview As you step inside, you are greeted by a welcoming entrance hall. A convenient cupboard is located here, providing a space to house the meter and store your outdoor clothing, ensuring everything is neatly organised.

To the left of the entrance hall, you'll discover a contemporary kitchen. The kitchen boasts a range of wall and base units, offering ample storage for all your culinary needs. The complementary surfaces provide both functionality and aesthetics. A stainless steel sink unit with a drainer is thoughtfully incorporated, allowing for easy clean-up. The kitchen also features dedicated spaces for the included fridge freezer and washing machine, with plumbing readily available. Completing this culinary haven is a Belling freestanding oven, grill, and hob, accompanied by a Hotpoint extractor hood.

Continuing through the property, you'll find the living room that radiates comfort and versatility. Natural light fills the room through numerous windows and there is plenty of space to accommodate a dining table, perfect for hosting memorable meals with family and friends. The focal point of the living room is an elegant electric fire, tastefully encased by a wooden surround and hearth, creating a cozy atmosphere on colder evenings.

This property offers two bedrooms, both designed with fitted furniture to maximize space and functionality. These bedrooms provide a peaceful haven for rest and relaxation after a long day.

The shower room features a pedestal hand wash basin, a toilet, and a shower enclosure with an Aquatic Ultra shower, ensuring a refreshing experience. Additionally, a ladder towel radiator adds a touch of practicality and warmth to the space.

Outside Communal garden spaces with drying area and bin storage.

Parking Chestnut Court has a car park for residents and visitors, there is no designated parking space but plenty of parking to accommodate all.

Accommodation (with approximate dimensions)

Kitchen 11' 05" x 4' 08" (3.48m x 1.42m)

Living Room 21' 08" x 10' 06" (6.6m x 3.2m)

Bedroom One 10' 00" x 9' 59" (3.05m x 4.24m)

Bedroom Two 7' 10" x 6' 09" (2.39m x 2.06m)

Property Information

Directions From the Hackney & Leigh Carnforth office, turn right and proceed towards the traffic lights. At the lights turn left and leave Carnforth heading north on the A6, going straight on at the first two roundabouts. At the third roundabout take the second exit towards Burton and follow the road through the village. Take a left turning signposted towards Holme, passing over the motorway bridge and take the second right onto North Road. Proceed along North Road, turning right into Chestnut Close near the end of the village, follow the road in, turn left and the property is situated on the left hand side.

What3Words ///dives.montage.pocket

Services Mains gas, water and electricity.

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 1991. A copy of the lease is available for inspection at the office. Subject to a maintenance fee of £100 PCM, payable to the management company, Chestnut Court (Holme) Limited This includes communal cleaning, grounds maintenance, roofing maintenance, property painting/upkeep, and most recently the full replacement of the skylights along the first floor balcony and roof repairs. Chestnut Court (Holme) Limited who as a collective own the freehold and manage the properties.

Council Tax Tax Band B. Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

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

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom One



Bedroom Two

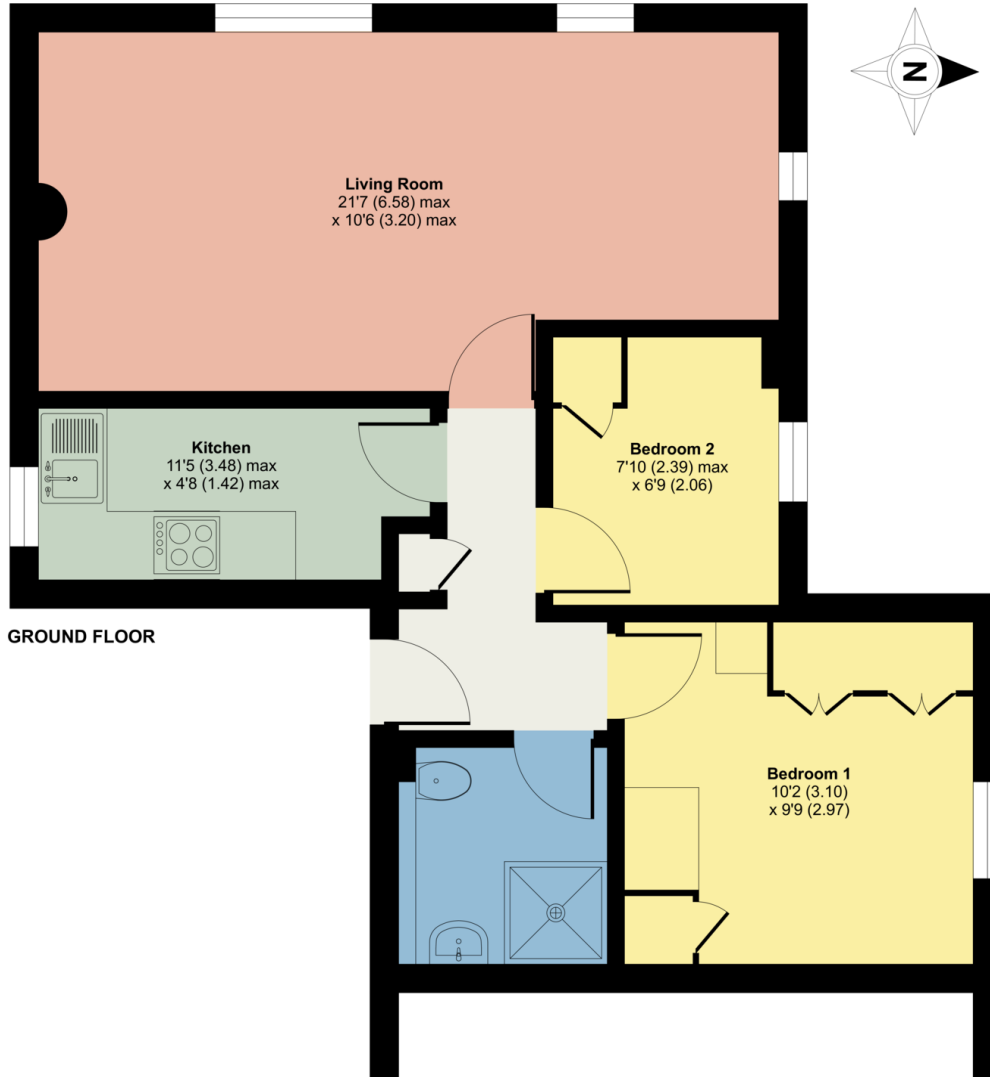


Shower Room

Chestnut Close, Holme, Carnforth, LA6

Approximate Area = 533 sq ft / 49.5 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 984275

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