



Arnside

£205,000

Flat 4 Ashleigh Court, Station Road, Arnside, Cumbria, LA5 0JH

A delightful ground floor flat located within a sheltered accommodation complex in the highly sought-after residential area of Arnside. This charming property offers a wonderful opportunity to settle into a comfortable and inviting living space. With its well-appointed interior, neutral decor, and ample storage options, this flat is truly ready for you to move in and make it your own. In addition, there is a delightful seating area outside. Here, you can relax and unwind while enjoying the fresh air and surrounding scenery.

Quick Overview

- Ground Floor Apartment
- Area of Outstanding Natural Beauty
- Accommodation for Over 55's
- Beautiful Presentation & Appointment
- Communal Area's
- Living Room with Dining Area
- Two Double Bedrooms
- Outdoor Seating Area
- Allocated Parking & Garage
- Superfast Broadband 80mbps*



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Superfast
Broadband



Allocated Parking
& Garage

Property Reference: AR2520



Kitchen



Living Room



Bedroom One



Bedroom Two

Location Ashleigh Court is within easy walking distance of the village amenities including the bus stop with links to Kendal and Lancaster, as well as the railway station, which has direct services to Manchester Airport as well as links to London, Glasgow and Edinburgh.

Property Overview Welcome to this charming property, where comfort and convenience meet in a picturesque setting. As you enter through the communal entrance, continue straight ahead and take a right turn to find the entrance to the apartment on your left.

Step into the spacious hallway, which offers two built-in storage cupboards for your convenience. To the right, you'll discover a well-equipped kitchen featuring ample wall and base units, complemented by attractive work surfaces and tiled splashbacks. The kitchen is furnished with a Lamona electric 4-ring hob and oven, a 1.5 sink and drainer with a mixer tap, and plumbing for a washing machine. A handy serving hatch connects the kitchen to the living room, facilitating easy communication and serving options.

Moving on to the sizeable living room, you'll be greeted by an abundance of natural light and a delightful view of the garden and the adjacent field through the window. The living room also provides direct access to the seating area outside, allowing you to enjoy the serene surroundings.

Returning to the hallway, you'll find two comfortable bedrooms, both thoughtfully designed with built-in wardrobes to maximize storage space. Each bedroom offers a pleasant view of the field beyond, adding a touch of tranquility to your everyday living experience.

Completing the property, you'll discover a fully tiled shower room with lino flooring. It features an electric shower in a spacious cubicle, a low-level WC, a basin, a shaving point, and conveniently placed handrails for added accessibility and safety.

This property seamlessly combines practicality and comfort, making it an ideal home for those seeking a relaxed lifestyle in a beautiful location. Don't miss out on the opportunity to make this property yours-contact us today to arrange a viewing and discover all that it has to offer.

Outside The outside patio seating area provides the perfect spot to relax and soak up the fresh air while enjoying your favourite book. In addition to the private patio, the property boasts a well-maintained landscaped communal garden.

Parking The property comes with an allocated parking space as well as a garage with up and over door and electric.

Directions From the Arnside Office, turn right and Ashleigh Court is approximately 100 metres on the right hand side. The communal entrance is under the covered archway.

What 3 Words ///carver.fell.upward

Accommodation (with approximate dimensions)

Hallway

Kitchen 11' 11" x 7' 02" (3.63m x 2.18m)

Living Room 10' 09" x 15' 03" (3.28m x 4.65m)

Bedroom One 13' 11" x 10' 05" (4.24m x 3.18m)

Bedroom Two 9' 07" x 7' 01" (2.92m x 2.16m)

Shower Room

Property Information

Tenure Leasehold. Subject to the remainder of a 125 year lease dated the 15th December 1992. There is a maintenance charge of £230.94 PCM and a ground rent of £90 PA. The charge includes an estate manager, emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance. A copy of the lease is available for inspection at the office.

Council Tax Tax Band D - Westmorland & Furness Council.

Services Mains Water and Electricity.

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

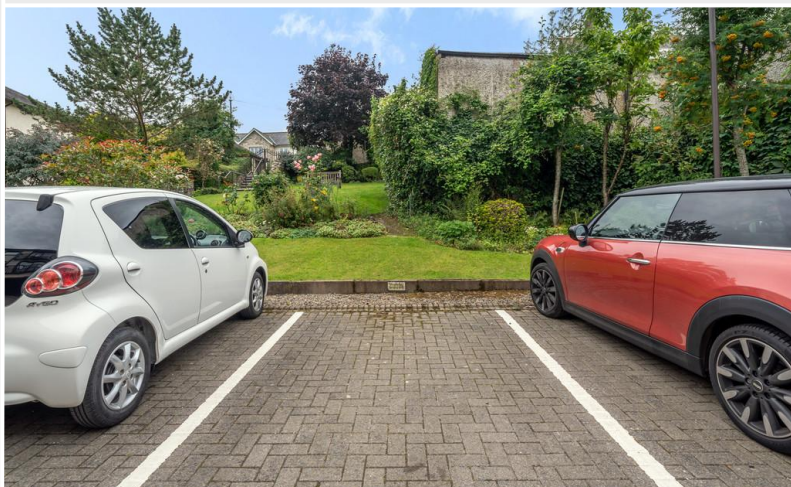
Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Shower Room



Garden and View



Allocated Parking Space

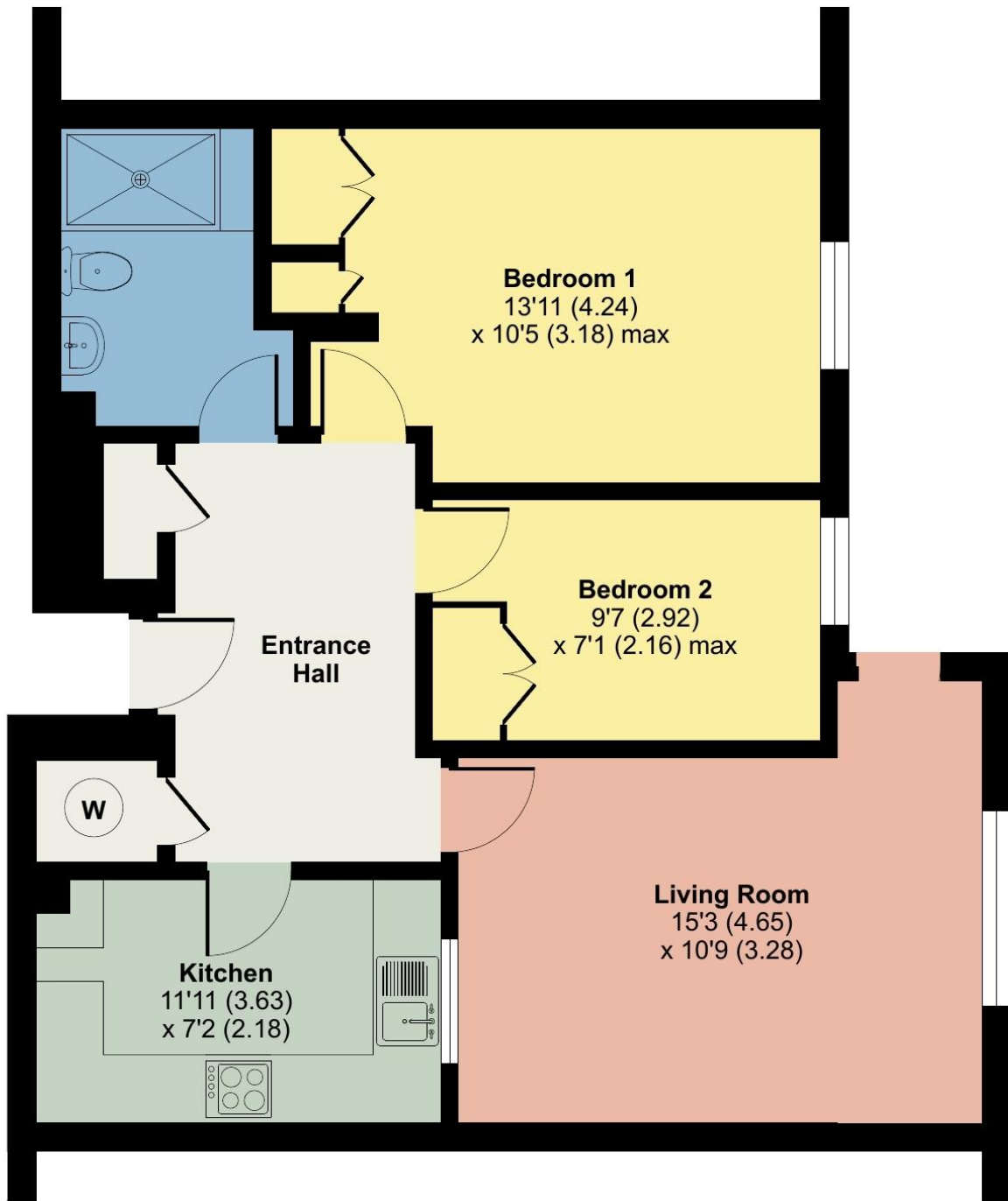


Ashleigh Court

Station Road, Arnside, Carnforth, LA5

Approximate Area = 715 sq ft / 66.4 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1010565

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