



Sandside

Auction Guide Price £150,000 (plus fees)

12 Herons Quay, Sandside, Milnthorpe, Cumbria, LA7 7HW

****FOR SALE BY PUBLIC AUCTION 05 September 2024 at The Halston Hotel, 20-34 Warwick Road CA1 1AB at 12:00pm****

Discover your ideal lock-up-and-leave or permanent residence at Herons Quay in Sandside. This coveted coastal location offers a lift to your private entrance, allocated parking, and a charming two-bedroom layout. Enjoy spacious living with patio doors opening to a private balcony, where stunning views of the Estuary and distant fells await.

Quick Overview

Panoramic Estuary, Fells and Countryside Views

Second Floor Apartment with Lift Access

Spacious Living Dining Room

Two Bedrooms

Balcony

Allocated Parking Space

Well Presented Throughout

Close to Local Amenities

No Chain

Superfast Broadband Available



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Superfast
Broadband
Available



Allocated Parking

Property Reference: AR2553



Living Room



Living Room



View



Kitchen

Location Sandside is aptly named as it looks out over the sands of the River Kent estuary. With views across to the Cartmel peninsula and fabulous sunsets over Morecambe Bay. Amenities can be found a short car journey to the town of Milnthorpe and the village of Arnside.

Property Overview Welcome to Herons Quay, where a communal entrance offers access to lifts servicing all floors. Step into this inviting apartment through your own rear door for a convenient and welcoming living experience.

On the right, discover the master bedroom featuring elegant coving, stylish and thoughtful built-in wardrobes, and a storage cupboard. To the left, find bedroom two, also adorned with coving and equipped thoughtfully with overbed storage.

Continuing through the hall, you will find a most useful storage cupboard and encounter the well-appointed kitchen on the right. It offers wall and base units, tiled splashbacks, and lino flooring. Equipped with a one-and-a-half sink with drainer and mixer tap, a freestanding electric oven with grill and hob, plus plumbing for a washing machine and space for a dryer and fridge freezer. The kitchen also features a convenient serving hatch to the dining room.

Opposite the kitchen lies the family bathroom, boasting laminate flooring, tiled walls, a shower cubicle with a mains shower, a hand wash basin, and a WC.

Moving to the front of the apartment, be greeted by the breath taking views of the estuary and distant fells. This spacious and luminous room includes a dining area housing a panelled wall which hides discreet, capacious and easily accessible storage shelves. This room is tastefully decorated with coving and carpeted floors. Glass sliding doors lead you to your private balcony, perfect for soaking in the stunning vistas.

Outside Enjoy the perfect setting for your morning coffee in the sun on the rear balcony or an evening glass of wine on the balcony to the front overlooking the captivating views of the estuary.

Parking Allocated parking space to the rear of the building.

Directions From the Arnside office, proceed along Station Road turning left under the railway bridge. Follow the road towards Milnthorpe, passing the Ship Inn on the right. Herons Quay is the first development of apartments on the right with visitor parking at the rear.

Accommodation (with approximate dimensions)

Living/ Dining Room 13' 01" x 25' 07" (3.99m x 7.8m)

Kitchen 9' 06" x 9' 10" (2.9m x 3m)

Master Bedroom 8' 06" x 13' 01" (2.59m x 3.99m)

Bedroom Two 8' 10" x 7' 10" (2.69m x 2.39m)

Shower Room

Property Information

Tenure Leasehold - Subject to the remainder of a 999 year lease dated the 1st January 1989.

Maintenance Service Charge £454 per quarter. This includes building maintenance insurance, lift maintenance, cleaning, lighting and heating of the communal areas.

Services Mains drainage, water and electricity.

Council Tax Westmorland and Furness District Council Band D.

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.



Hallway



Bathroom

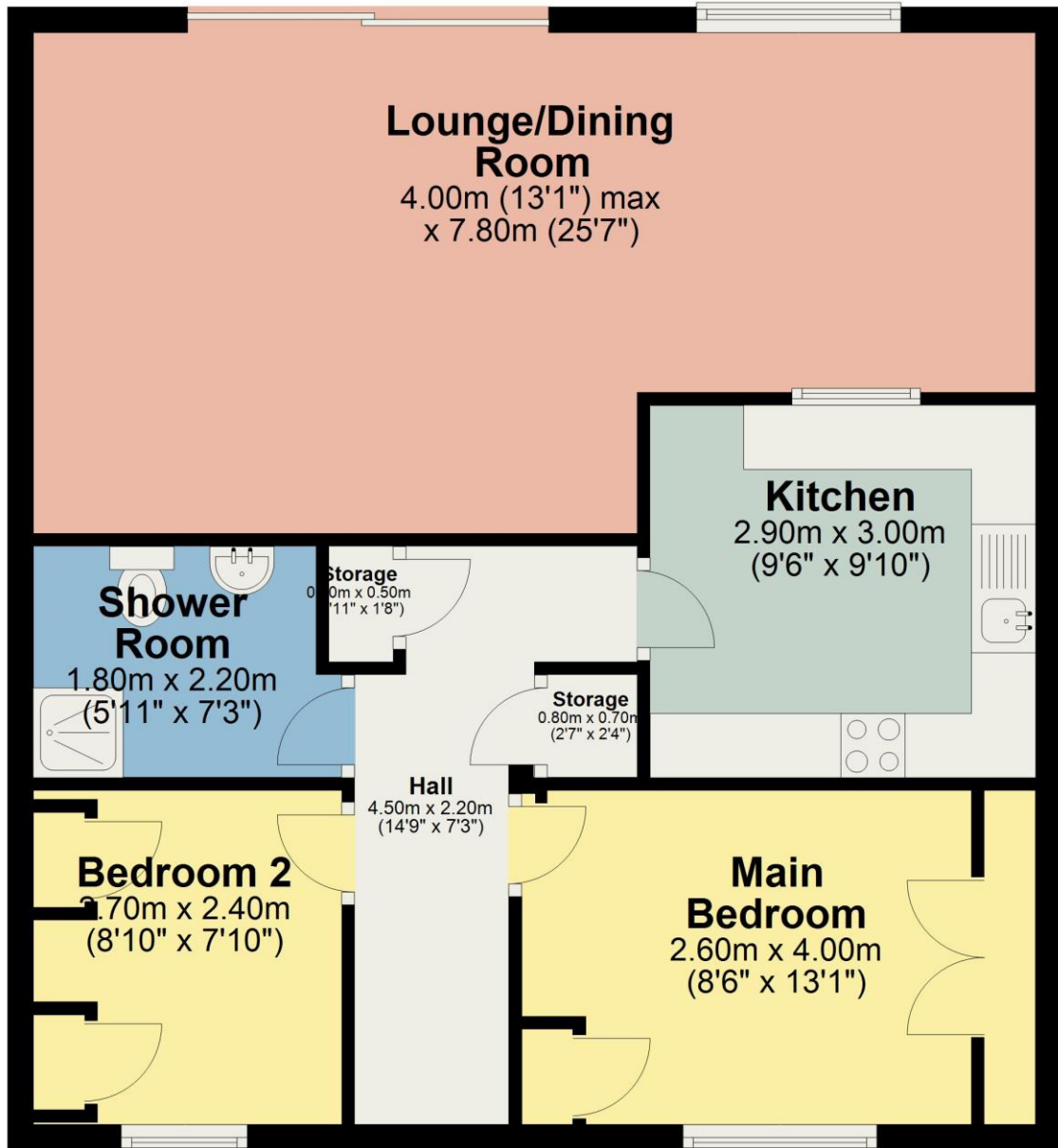


Master Bedroom



Bedroom Two

Ground Floor



Total area: approx. 67.0 sq. metres (721.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.