



## Arnside

£200,000

30 Ashleigh Court, Station Road, Arnside, Cumbria, LA5 0JH

Located on the second floor of this well-managed development, 30 Ashleigh Court is a beautifully presented two-bedroom apartment. Designed for those aged 55 and over, the development offers a host of amenities including communal lounges, well maintained gardens, an on-site manager, and convenient residents' parking.

### Quick Overview

Second Floor Two Bedroom Retirement Apartment

Immaculately Presented Throughout  
Lift to all Floors & Secure Storage Area  
Over 55's with Warden Alarm System  
Located in the Popular Village of Arnside  
No Chain Delay

Walking Distance to Local Amenities  
Nearby Bus and Rail Links

Short Stroll to the Promenade  
Superfast Broadband Available\*



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Superfast  
Broadband



Off Road Parking

Property Reference: AR2591



Entrance Hallway



Living Room



Living Room



Kitchen

**Location** Ashleigh Court is located in the highly desirable village of Arnside, with the promenade on the doorstep boasting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arnside Knott. Arnside has a range of amenities including a selection of shops including a Post Office and general store which are located within a convenient short stroll along the promenade, also a bakery, a doctors surgery, dentist, library and sailing club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside has a train station which is ideal for commuting to Lancaster, Preston, London and has a direct line to Manchester Airport, also to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North, the train station itself is located within 200 metres of Ashleigh Court providing handy and accessible travel. There is also the added bonus of the M6, which is also within easy reach. The Lake District and The Yorkshire Dales National Park are just a 30 minute drive away.

**Property Overview** Step into the spacious entrance hallway which features a convenient loft hatch, providing additional storage space to keep your home organised and clutter-free.

To your immediate left, the well-appointed kitchen awaits. It boasts white wall and base units, complemented by marble effect work surfaces and a tiled splashback. The kitchen is equipped with a stainless steel one and a half bowl sink and drainer, an electric oven and hob, and ample space for a fridge freezer. Additionally, there is space and plumbing for a washing machine. An archway offers a charming view into the living room, creating a seamless connection between the two spaces and allowing for easy interaction while entertaining guests.

The living room is beautifully presented, perfect for both relaxation and entertaining. Patio doors flood the room with natural light and lead out to a balcony, offering a serene spot to enjoy your morning coffee or unwind in the evening.

Both bedrooms in this apartment are bright, light, and each feature fitted furniture that maximises storage while maintaining an uncluttered look.



The modern shower room has a walk-in shower, an in-built vanity hand wash unit, and W.C. with storage units and a towel radiator.

**Outside & Parking** Ashleigh Court has a communal outside patio seating area which provides the perfect spot to relax and soak up the fresh air. In addition to the patio, the property boasts a well-maintained landscaped communal garden and car park.

**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.

**What3Words** ///quoted.grips.couches

**Accommodation with approximate dimensions**

**Living Room** 14' 3" x 10' 4" (4.34m x 3.15m)

**Kitchen** 10' 4" x 7' 7" (3.15m x 2.31m)

**Bedroom One** 14' 1" x 10' 5" (4.29m x 3.18m)

**Bedroom Two** 10' 11" x 7' 5" (3.33m x 2.26m)

**Property Information**

**Services** Mains electricity, mains water and drainage. Electric storage heaters.

**Council Tax** Band D - Westmorland & Furness Council

**Tenure** Leasehold with ?? years remaining on 125 year lease. The monthly service charge is £286.04 and ground rent is £90 per annum. The charge includes Estate Manager, emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.

**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.



Bedroom One



Bedroom One



Bedroom Two

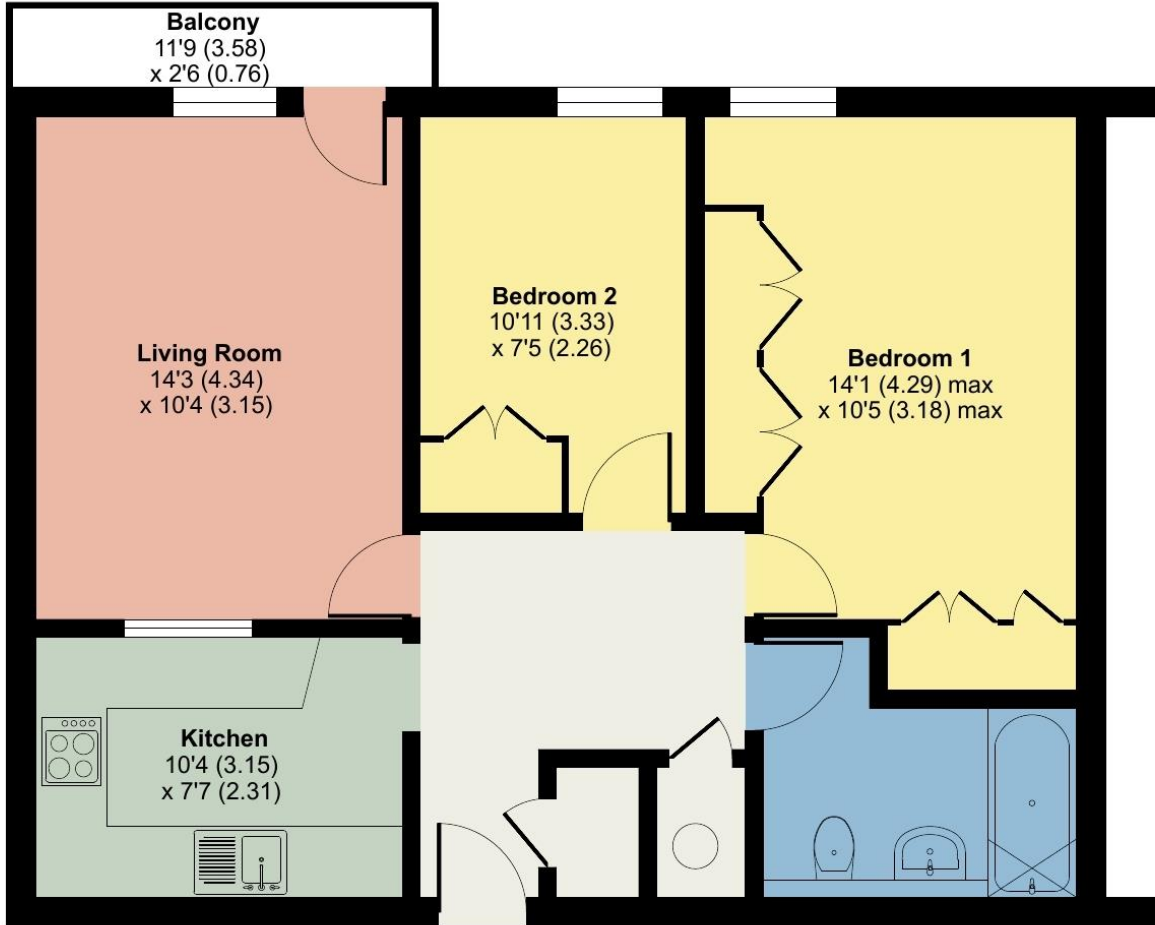


30 Ashleigh Court Balcony

# Station Road, Arnside, Carnforth, LA5

Approximate Area = 645 sq ft / 60 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 2024. Produced for Hackney & Leigh. REF: 1163754

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