



## Arnside

£180,000

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

Located in the highly sought after residential area of Arnside, Ashleigh Court is specifically designed for individuals aged 55 and above, the development presents a host of amenities including, communal lounges, well-manicured gardens, an on-site manager, and convenient residents' parking. This one-bedroom third floor apartment boasts well-appointed interior, ample living space and overlooks the well-tended communal gardens at the rear of the development.

### Quick Overview

- One Bedroom Retirement Apartment
- Over 55's Apartment with Warden Alarm System
- Located in the Popular Village of Arnside
- Short Stroll to Local Shops and Amenities
- Lift To All Floors and Communal Areas
- Good Public Transport Links
- No Chain Delay
- Overlooks the Communal Gardens
- Situated on the Third Floor
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Street Parking

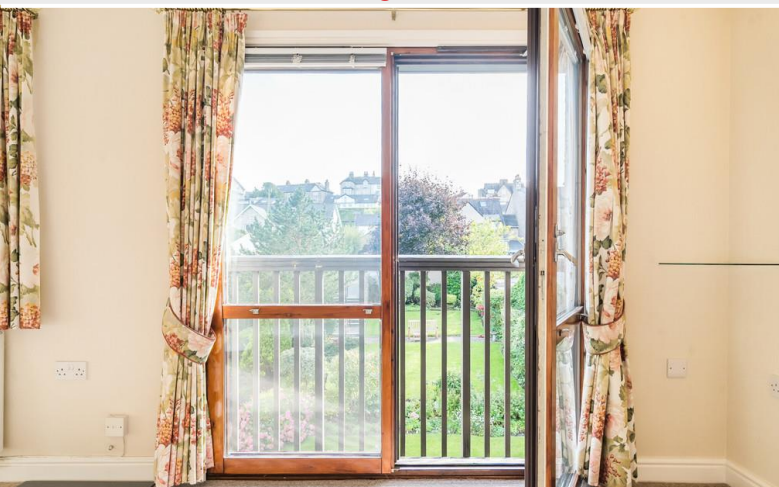
Property Reference: AR2600



Living Room



Living Room



Juliet Balcony



Kitchen

**Location** Arnside is a picturesque village situated on the shores of the Kent Estuary in Cumbria. Nestled within the National Landscapes, this coastal village offers stunning views of Morecambe Bay and the surrounding countryside. Arnside is known for its serene atmosphere, charming promenade, and distinctive railway viaduct.

Arnside boasts a range of local shops, cafes, and pubs, creating a friendly and welcoming community atmosphere. The nearby train station and good road connections make it accessible for those looking to explore the Lake District National Park and other nearby attractions. With its tranquil surroundings and outdoor recreational opportunities, Arnside is a delightful destination for nature lovers and those seeking a peaceful coastal retreat.

**Property Overview** As you step through the communal entrance, the apartment is located on the third floor, which is reachable by stairs or lift. Enter into the apartment, where comfort and convenience meet in a picturesque setting.

The spacious hallway offers two built-in storage cupboards, providing access to each room. To the right, you'll discover a well-equipped kitchen featuring stylish white wall and base units, complemented by attractive work surfaces and tiled splashbacks. The kitchen offers a range of integrated appliances, including a hob, oven, extractor, and microwave, with plumbing for a washing machine and space for a free-standing fridge freezer.

A generous L-shaped room easily accommodates both a lounge suite and a dining table. You'll be greeted by an abundance of natural light and a delightful view of the garden. Double doors open onto a Juliet balcony, enhancing the airy feel of the space.

The apartment features one good-sized double bedroom with ample built-in wardrobe space, over-bed storage, bedside tables, and a dressing table.

Completing this well-presented apartment is the modern shower room, conveniently updated and adapted. The shower room is fitted with a modern walk-in cubicle with a curved screen, seat area, and grab rail, as well as a toilet and pedestal sink, complete with complementary tiled walls and floor.

**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. There is also off street parking available.

**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** 16' 11" x 14' 3" (5.16m x 4.34m)

**Kitchen** 10' 4" x 7' 9" (3.15m x 2.36m)

**Bedroom** 14' 3" x 11' 10" (4.34m x 3.61m)

**Entrance Hall** 9' 7" x 9' 0" (2.92m x 2.74m)

**Property Information**

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

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

**Tenure** Leasehold with 93 years remaining on 125 year lease. The monthly service charge is £230.95 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.



Kitchen



Bedroom



Shower Room

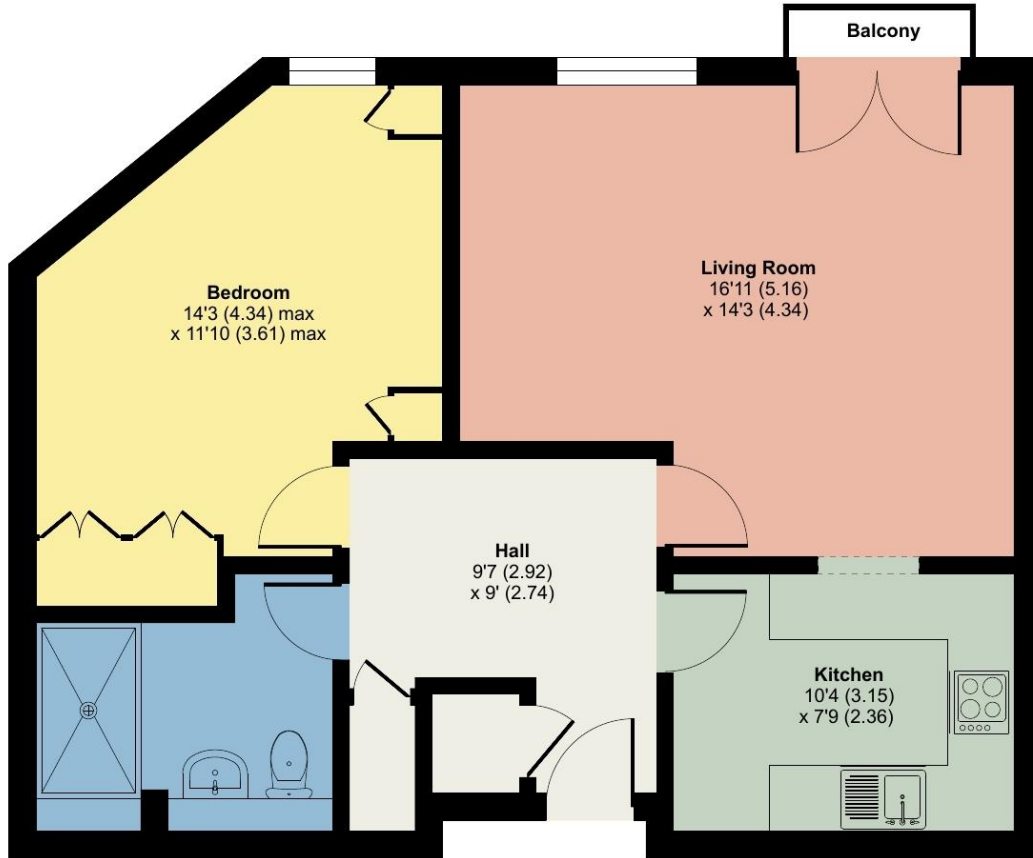


Views from Juliet Balcony

# Station Road, LA5

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2024. Produced for Hackney & Leigh. REF: 1178787

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