

## Arnside

**£225,000**

Herons Reach, The Promenade, Arnside, Cumbria, LA5 0AD

Herons Reach is a traditional detached property housing 10 apartments with over 50% being permanent residents with a private car park and perfectly positioned in the heart of the picturesque village of Arnside.

This beautifully appointed second-floor apartment offers open plan living, a generously sized bedroom, convenient loft storage and views of the Kent Estuary.

### Quick Overview

Beautifully Presented Second Floor Apartment  
Prime Location in Arnside Village  
Walking Distance to Local Shops and Amenities  
Allocated Off Road Parking  
Views of the Kent Estuary and Cumbrian Fells  
uPVC Double Glazed with Trickle Vents  
Loft Access and Bike Store  
Versatile Apartment, a Perfect, Affordable Home, Investment, Rental or Holiday Let  
Open Plan Living and Kitchen Space  
BT Full Fibre Broadband Available\*



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BT Full Fibre\*



Off Road Parking

Property Reference: AR2603



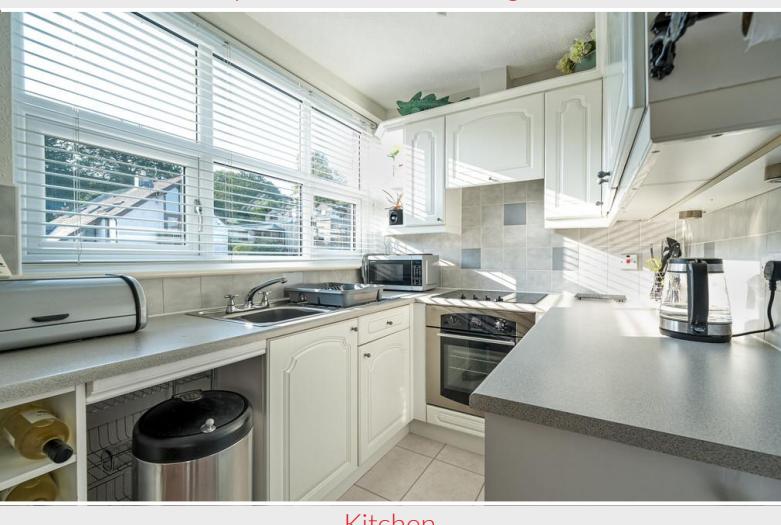
Views from Living Room



Living/Dining Room



Open Plan Kitchen/Living Area



Kitchen

**Location** Arnside is a picturesque village nestled on the shores of the Kent Estuary in Cumbria, celebrated for its stunning scenery and serene ambiance. This charming coastal haven captivates both visitors and residents with its natural beauty and tranquil atmosphere.

The village boasts a convenient railway station within walking distance, offering easy access for commuters to Lancaster, Preston, London, and Manchester Airport, as well as northern destinations like Ulverston and Carlisle. The nearby M6 motorway enhances connectivity, providing swift routes to the Lake District and the Yorkshire Dales National Park, both just a short 30-minute drive away.

Nature enthusiasts will revel in the wealth of outdoor activities Arnside has to offer. The surrounding area, designated as an Area of Outstanding Natural Beauty, features miles of scenic walks and hiking trails ready to be explored.

**Property Overview** Situated along Arnside Promenade, access the property via the front or rear from the car park and ascend one flight of stairs to reach the Apartment. Upon entering, you'll immediately notice the bright and airy atmosphere the apartment offers.

The entrance hall has convenient storage for coats and shoes. Continue to a second hallway to access all rooms. The inviting open plan living, dining and kitchen area with side bay window looking down the Promenade with ever changing Estuary views and fells beyond.

The kitchen is equipped with a variety of base and wall units, along with integrated appliances including a Belling oven, hob, and extractor. There's also space for an under-counter fridge-freezer and plumbing for a washing machine, all complemented by tiled splashbacks and flooring.

The well-proportioned bedroom has built-in wardrobes with matching bedside cabinets and storage cupboard housing the pressurised water cistern.

The bathroom features a contemporary three-piece suite, including a toilet, pedestal sink, and a Sunken bath with an overhead shower and glass screen. A Velux window provides natural light and ventilation.

Adding to the apartment's appeal is the spacious carpeted loft area with extra large hatch to provide easy access and to facilitate kayaks/paddleboards. This versatile space, complete with power and lighting, is perfect for additional storage.

**Outside & Parking** Externally, the property features a well-maintained communal front garden and a rear patio area. It also benefits from allocated parking for one vehicle, along with three shared visitor parking spaces. Additionally, there is an added bonus of an undercroft offering access to a secure shared bin and bike storage area.

**Directions** From the Arnside office, proceed along the Promenade turning right by The Albion pub. Herons Reach is located on your left hand side, with parking being situated to the rear of the property.

**What3Words** ///scary.thin.brightens

**Accommodation with approximate dimensions**

**Open Plan Kitchen/Dining/Living Room** 18' 10" x 11' 5" to bay (5.74m x 3.48m)

**Bedroom** 14' 10" x 11' 10" (4.52m x 3.61m)

**Loft Space** 12' 2" x 8' 10" (3.71m x 2.69m)

**Loft Space** 12' 2" x 9' 9" (3.71m x 2.97m)

**Property Information**

**Services** Mains Electric, Water & Drainage

**Tenure** Leasehold with a share of the freehold - Subject to the remainder of a 999 year lease dated the 1 September 1996. A service charge of £1250 per annum. Managed by owners.

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

**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.

**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



Bathroom



Loft Area

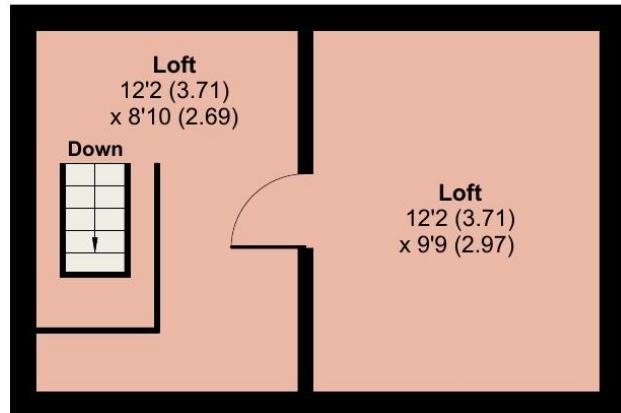


Rear of the Property

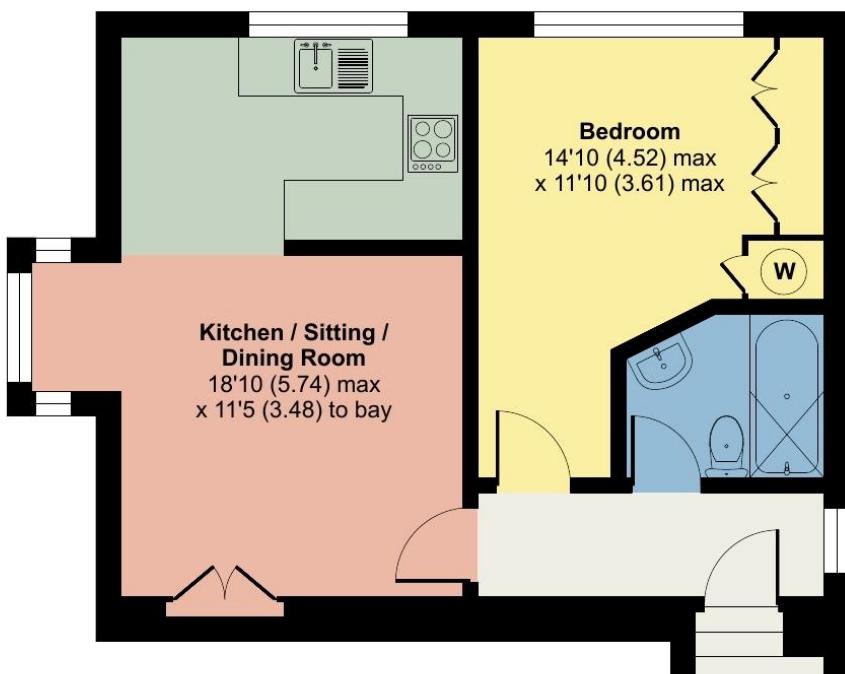
# The Promenade, Arnside, Carnforth, LA5

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nfc.com 2024.  
Produced for Hackney & Leigh. REF: 1190850

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