



Arnside

£190,000

38 Inglemere Close, Arnside, Cumbria , LA5 0AP

Situated in the sought after village of Arnside, 38 Inglemere Close offers a charming and easily manageable two-bedroom first-floor apartment, making it an ideal choice for those looking to downsize.

Quick Overview

First Floor Apartment

Sought After Cul-De-Sac Location in Arnside

Distant Estuary Views from the Living Room

Garage to the Rear

Ideal Home, Lock up and Leave or Investment

Close to Local Amenities and Transportation

Links

No Chain Delay

Ultrafast Broadband Available*



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Ultrafast
Broadband



Garage

Property Reference: AR2615



Living Room



Living Room



Kitchen



Kitchen

Approach the property through its own private entrance, with stairs leading to the first floor, where generously sized rooms await.

To the left of the landing is the well-appointed kitchen, equipped with an array of wooden base and wall units, complemented by a tiled backsplash and a convenient breakfast bar. The kitchen includes an oven, extractor fan, Bosch washing machine, Hotpoint dishwasher, Hotpoint dryer, and a freestanding fridge freezer, along with housing the boiler.

Opposite the kitchen, the living room provides a welcoming space with neutral décor and ample room for furnishings. Its size allows it to double as a dining area, offering versatility for your lifestyle needs.

Both bedrooms are spacious doubles, with bedroom one featuring built-in wardrobes and offering partial distant views of the Kent Estuary from the rear.

The bathroom is fitted with a three-piece suite, including a toilet, vanity sink, and a corner bath with an overhead shower. The tiled walls and linoleum flooring complete this practical space.

Externally, the property benefits from a garage located to the rear, adding convenience and storage options.

This fantastic apartment combines comfort, practicality, and location, making it an excellent choice for your next home.

Accommodation (with approximate dimensions)

Kitchen 10' 10" x 10' 3" (3.3m x 3.12m)

Living Room 17' 2" x 10' 11" (5.23m x 3.33m)

Bedroom One 14' 1" x 11' 11" (4.29m x 3.63m)

Bedroom Two 12' 2" x 8' 11" (3.71m x 2.72m)

Garage 16' 10" x 8' 2" (5.13m x 2.49m)

Bathroom

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 19th June 1991. A copy of the lease is available for inspection at the office. External maintenance is shared with the downstairs apartment. Our understanding from the lease is that the apartment may only be used as a residential dwelling for the occupation of a single family and cannot be holiday let.

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

Council Tax Band C

Services Mains gas, water and electricity. Ultrafast broadband available.

Directions From Hackney and Leigh proceed along the Promenade bearing left at the Albion Public House onto Silverdale Road. Continue up the hill and turn right onto Redhills Road. Inglemere Gardens is first on the right. Take the first right into Inglemere Close and 38 is on the left hand side.

What3Words ///sneezing.trains.beauty

Viewings Strictly by appointment with Hackney & Leigh Arnside office.

Anti Money Laundering Regulations 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 One



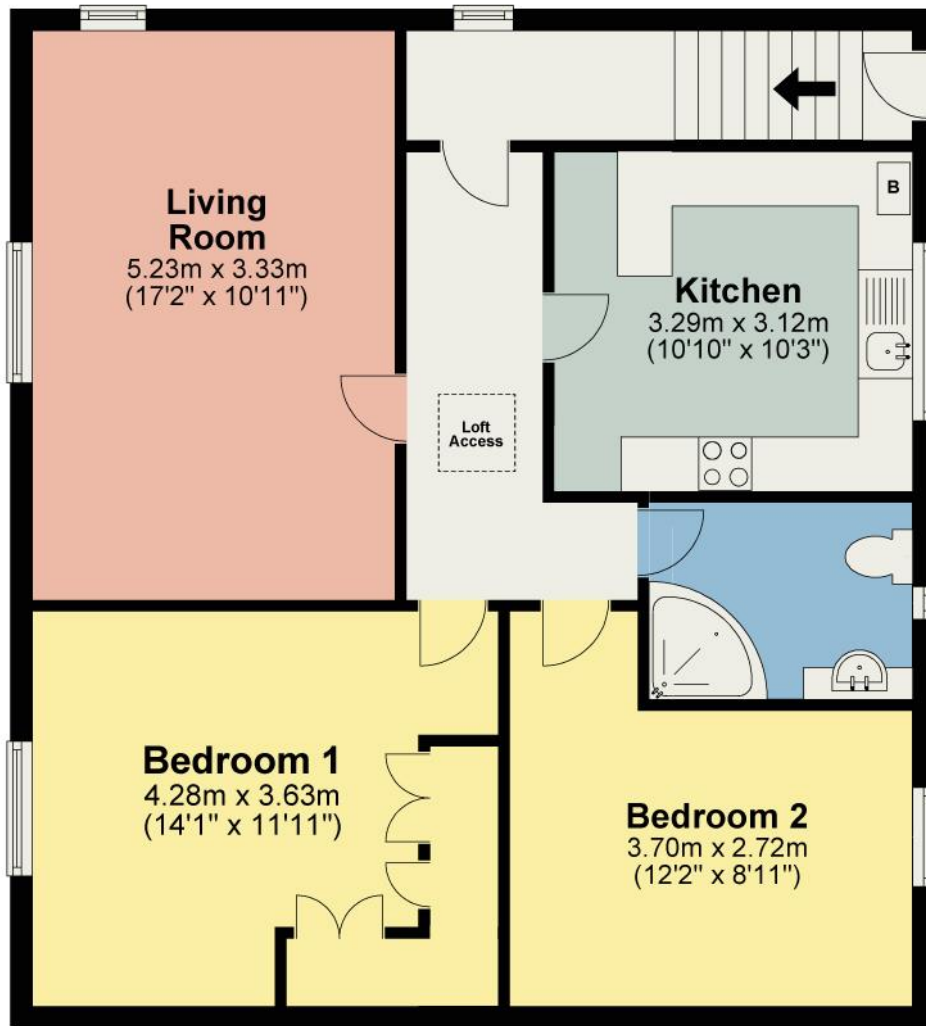
Bedroom Two



Bathroom



Garage



First Floor

Total area: approx. 72.6 sq. metres (781.0 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2314

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/01/2025.

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