



## Arnside

£185,000

14 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 two-bedroom first floor apartment boasts well-appointed interior, ample living space and views overlooking the countryside, Kent Estuary and surrounding fields.

### Quick Overview

- Two Bedroom Retirement Apartment
- Over 55's Apartment
- Warden
- Personal Alarm System
- No Chain
- Field and Estuary Views from the Apartment
- Good Public Transport Links
- Easy Walking to Amenities
- Located in the Popular Village of Arnside
- Lift To All Floors & Communal Areas
- Well Presented Throughout
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Street Parking

Property Reference: AR2617



Entrance Hall



Kitchen



Kitchen



Living Room

Ideally located with the promenade just a short walk away, offering a range of shops, cafes, and pubs. It is also within easy reach of pleasant walks through Redhills Woods, leading to the beautiful panoramic views atop of Arnside Knott. The village offers a variety of amenities, including a Post Office, library, general store, doctor's surgery, pharmacy, dentist, and sailing club.

The nearby train station provides excellent transport links, with services to Lancaster, Preston, London, and Manchester Airport, as well as direct connections to Windermere, Ulverston, Grange-Over-Sands, and other northern and southern destinations, making travel both convenient and accessible.

Upon entering 14 Ashleigh Court, you are welcomed by a spacious, bright hallway that creates an inviting first impression. To the left, the modern kitchen is thoughtfully designed with a range of base and wall units, complemented by a stylish tiled splashback and wood-effect countertops. This practical space is equipped with a stainless-steel sink, an electric hob and oven, plumbing for a washing machine, and space for a free-standing fridge-freezer. A convenient serving hatch connects the kitchen to the living room, enhancing functionality and ease of use.

The living room provides generous space with picturesque views of the surrounding fields. This versatile area offers ample room for both relaxation and dining, accommodating a variety of furniture layouts to suit your needs.

Both bedrooms also enjoy views of the fields, creating a tranquil atmosphere. Each room features built-in furniture, maximising storage solutions while maintaining a contemporary look.

The shower room is equipped with a three-piece suite, including a toilet, a spacious shower cubicle, and a pedestal sink. Additional features include a heated towel rail, built-in storage, a shaving point, and strategically placed handrails for added accessibility and safety.

Externally, the property offers a communal patio area and garden, perfect for enjoying outdoor relaxation. A beautifully maintained landscaped garden and a convenient communal car park further enhance the appeal of this well-presented property.

## Accommodation (with approximate dimensions)

**Kitchen** 7' 7" x 10' 3" (2.31m x 3.12m)

**Living Room** 14' 4" x 10' 5" (4.37m x 3.18m)

**Bedroom One** 14' 4" x 10' 9" (4.37m x 3.28m)

**Bedroom Two** 10' 10" x 7' 3" (3.3m x 2.21m)

**Bathroom**

## Property Information

**Tenure** Leasehold with 93 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.

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

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

**Services** Mains electricity, mains water and drainage. Rointe electric radiators and Fischer electric water heater.

**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** ///cools.frantic.rebounded

**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).



Views



Bedroom One



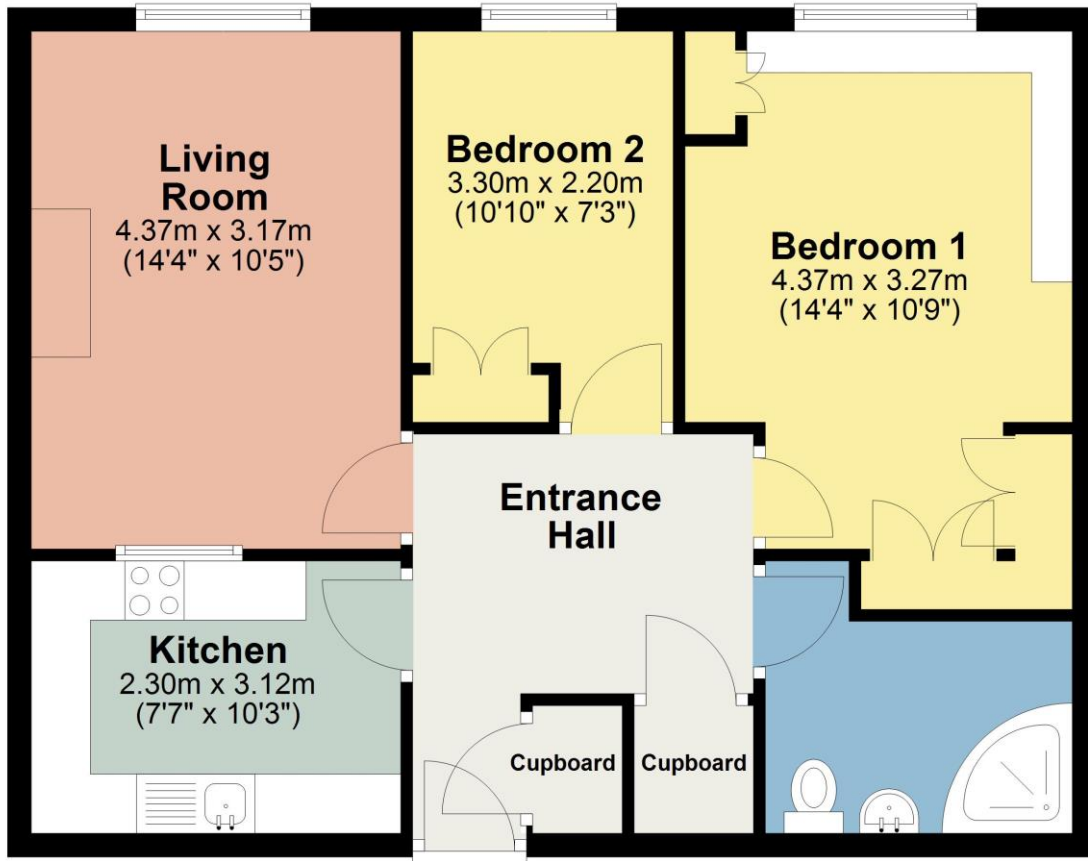
Bedroom Two



Shower Room

## Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.4 sq. feet)

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 23/01/2025.