



Flat 7, Elmhurst Garstang Road, Bowgreave

£325,000 Leasehold

Council Tax band: D

Tenure: Leasehold

Close To Local Amenities – Private Entrance – Off Street Parking – Two Bedrooms – Open Plan Kitchen/Living Area
Outside Patio Area



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This beautifully presented two-bedroom ground-floor apartment offers a rare opportunity to enjoy luxury living within a piece of Garstang's history. Set within private, landscaped grounds and accessed via secure electric gates, the property forms part of the former Maths Block of Garstang Community Academy, lovingly converted by Russell Armer Homes circa 2009 into an exclusive gated development that blends heritage character with contemporary elegance.

Designed with low maintenance and energy efficiency in mind, this stunning home provides a comfortable, modern lifestyle in a setting that feels both private and refined. A lovely outdoor terrace overlooks the immaculately maintained communal gardens, offering a peaceful space to relax, dine, or entertain while enjoying the beautifully landscaped surroundings.

Each property within the development is part of a private management company collectively owned and run by the homeowners. Upon purchase, residents become shareholders in the freehold company, granting them both ownership and an active role in the future of the community. Homeowners meet annually to discuss improvements and ensure the continued care and preservation of the development, fostering a genuine sense of pride and shared responsibility.

A monthly management fee covers the comprehensive maintenance and upkeep of the estate, including the electric entrance gates and intercom system, landscaped gardens and communal grounds, external building maintenance, and the cleaning, painting, and carpet care of communal hallways. It also provides for tree management, refuse collection, heating and lighting in communal spaces, driveway and car park cleaning, and other essential services that ensure the development remains pristine throughout the year.

For added peace of mind, the site benefits from a CCTV security system linked directly to residents' televisions, offering coverage of four key external areas across the grounds.

Perfectly positioned just a short distance from Garstang's vibrant market town centre, residents can enjoy a wealth of independent shops, artisan cafés, and weekly markets, all contributing to the town's welcoming and community-focused atmosphere. The area also offers picturesque canal-side walks, excellent local amenities, and convenient transport links to Preston, Lancaster, and the M6, combining the very best of modern convenience and countryside charm.

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Hallway

From the foyer, you step into a spacious hallway that immediately sets the tone for the rest of the home, calm, contemporary, and beautifully designed. This welcoming space provides access to the bathroom, both bedrooms, and the open-plan living and kitchen area, creating a natural flow throughout the property. Thoughtful touches such as a wall-mounted radiator ensure comfort, while a built-in storage cupboard offers a practical spot for coats, shoes, and everyday essentials, helping to keep the space clutter-free. The addition of a telephone intercom point enhances both security and convenience, making this hallway not just an entrance, but a stylish and functional introduction to modern living.

Living Room

Accessed via the hallway, the open-plan living, kitchen, and dining space offers a bright and inviting environment designed for modern living. The living area is particularly impressive, a spacious and airy setting enhanced by two generously sized windows, including sliding doors that open out to create a seamless indoor-outdoor flow and provide views over the immaculate communal gardens and private courtyard. Fitted with electric blinds for convenience and privacy, the space perfectly balances functionality with contemporary style. A sleek electric fire serves as a striking focal point, complemented by a wall-mounted radiator and multiple well-positioned electric sockets. Whether relaxing after a long day or entertaining guests, this beautifully designed living area provides a comfortable, flexible, and effortlessly elegant setting.

Kitchen

The recently renovated open-plan kitchen is a true centrepiece of the home, featuring a beautifully designed Howdens kitchen with elegant grey shaker-style wall and base units, complemented by a stylish worktop for a timeless and sophisticated finish. Thoughtfully designed with both style and practicality in mind, it offers excellent storage and comes fully equipped with an integrated oven and grill, fridge/freezer, dishwasher, and a sleek four-ring induction hob. There's ample space for a dining table, creating a sociable setting ideal for family meals or entertaining guests. Contemporary tiling, click flooring, and a modern wall-mounted vertical radiator complete the look, blending classic charm with modern

convenience. Bathed in natural light, this beautifully appointed space combines functionality and elegance within a bright, open-plan layout. A new boiler, fitted approximately two years ago, ensures comfort and efficiency throughout the year.

Bedroom 1

Bedroom One is a beautifully appointed and generously sized retreat, where elegant design meets everyday comfort. High ceilings and a large window fitted with blackout blinds allow the room to be filled with soft natural light by day and offer complete privacy by night. The space enjoys the benefit of underfloor heating and two wall-mounted radiators, ensuring a warm and inviting atmosphere throughout the seasons. A run of floor-to-ceiling fitted wardrobes provides ample storage while maintaining the room's sense of openness and style. Finished with luxurious plush carpeting, this serene bedroom offers the perfect balance of comfort and sophistication. Adding to its appeal, direct access to a contemporary en-suite enhances both convenience and indulgence, creating a true sanctuary within the home.

En-Suite

From the bedroom, step into a luxuriously appointed wet room, designed and finished to an exceptional standard. The space exudes contemporary elegance, with floor-to-ceiling tiling and a fully tiled floor featuring underfloor heating for ultimate comfort underfoot. A sleek floating toilet, modern vanity unit with built-in drawers, and an illuminated mirror combine both style and practicality. Completing the space, a wall-mounted heated towel rail adds a touch of warmth and indulgence. Every element has been thoughtfully designed to create a sophisticated and spa-like en suite, perfect for starting or ending the day in comfort and style.

Bedroom 2

Bedroom Two is a well-proportioned room that enjoys a peaceful outlook over the landscaped gardens. A large window fitted with electric blinds allows plenty of natural light to fill the space, creating a bright and uplifting atmosphere while offering effortless privacy and convenience. The room is carpeted for comfort and features a wall-mounted radiator, ensuring warmth and cosiness throughout the year. Perfect as a guest

bedroom, nursery, or home office, this versatile space combines comfort, functionality, and style, all complemented by its attractive garden view.

Bathroom

The bathroom includes a shower, wash basin, and WC, complemented by modern wall and floor tiling. Clean and contemporary in style, it provides a practical and comfortable space for everyday use.

GARDEN

The property is surrounded by exquisitely landscaped communal gardens, meticulously designed and maintained by a dedicated landscaping team to create a truly stunning outdoor environment. Lush planting, manicured lawns, and thoughtfully arranged spaces come together to form a peaceful extension of the home itself, a setting that feels private, picturesque, and unlike anything else in the area. The apartment also benefits from its own private patio area, offering ample room for outdoor furniture and discreet external storage. Whether enjoying a quiet morning coffee, entertaining friends al fresco, or simply unwinding in the sunshine, this inviting space perfectly complements the home's refined interior. To the rear of the communal gardens, a shared external storage facility and a dedicated area for airing laundry during the summer months provide additional practicality. Both are neatly tucked away and thoughtfully screened, ensuring they do not intrude upon the beauty or tranquillity of the landscaped surroundings.

ALLOCATED PARKING

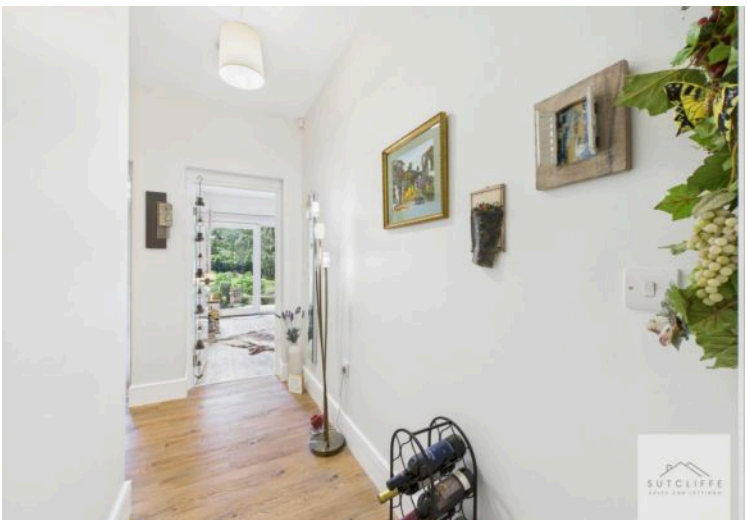
1 Parking Space

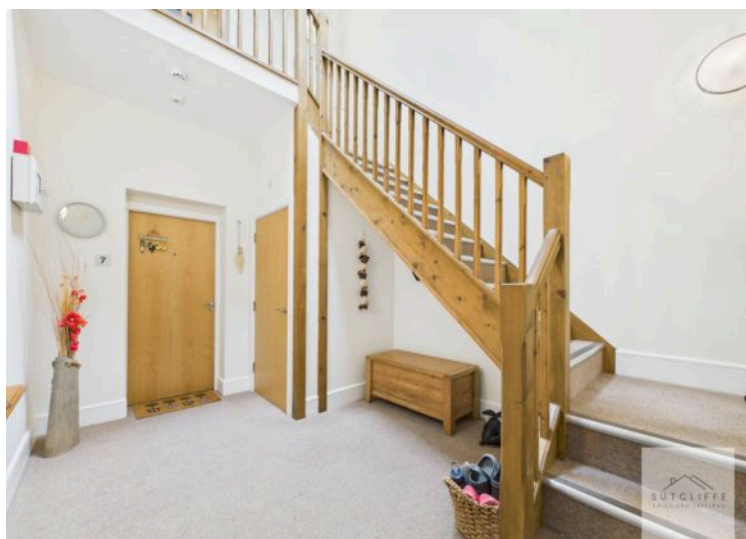
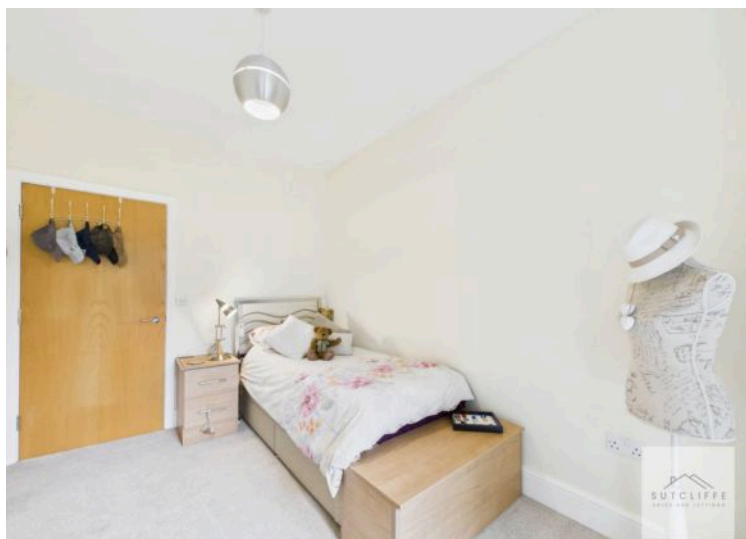
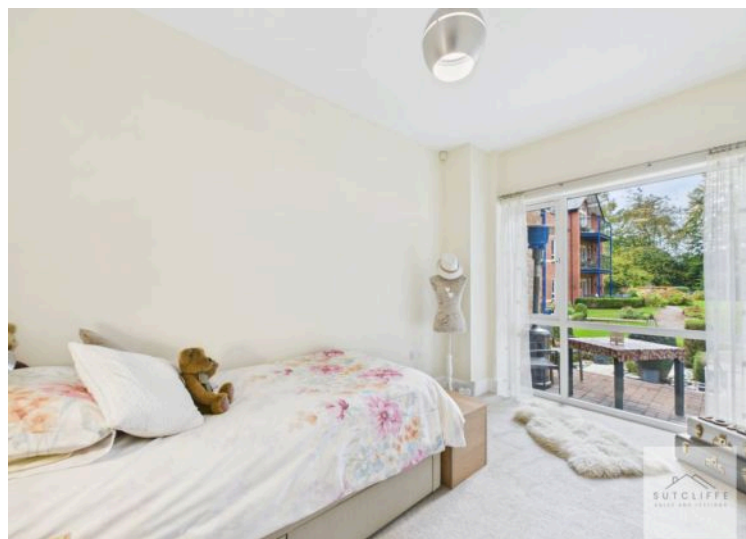
A secure, allocated parking space is included within the gated communal car park, offering both peace of mind and convenience. Access is controlled via a key fob system, ensuring entry is restricted to authorised residents only. Well-lit and easily accessible, this private parking area provides a safe and practical solution for both local residents and commuters, perfectly complementing the development's exclusive and secure setting.

















Approximate total area⁽¹⁾

99.3 m²
1069 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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