



Sandside

£225,000

3 Herons Quay
Sandside
Milnthorpe
Cumbria
LA7 7HW

A lovely first floor apartment with a well-planned layout offering easy to manage two bedroom accommodation with living / dining room, recently refurbished stylish bathroom and covered balcony with magnificent views over the Kent Estuary to the Cumbrian fells beyond.

This popular development has lift access to all floors and allocated parking. Fully double-glazed and with electric heating, this well proportioned property and its views will be long remembered.

Property Ref: AR2261





Living Room



Dining Area

Location From the traffic lights in the centre of Milnthorpe, follow the road towards Amside passing the Shoreline Business Centre, Herons Quay is on the left just before the Kingfisher Restaurant, with visitors parking to the front and rear of the building.

Accommodation (with approximate dimensions)

Communal Entrance with seating area, storage heater, lift and stairs to a covered walkway on the First Floor.

Entrance Hall with storage heater, storage cupboard with hanging rail and shelving and airing cupboard housing the hot water cylinder.

Living / Dining Room 12' 0 maximum" x 25' 7" (3.66m x 7.8m) fireplace with electric fire, storage heaters and patio doors opening onto a balcony with panoramic views of the Kent Estuary, Whitbarrow Scar and the Lakeland Fells.

Kitchen 9' 5" x 8' 6" (2.87m x 2.59m) range of wall and base units with complementary worktop and tiling, 1½ bowl sink unit and mixer tap, cooker hood, plumbing for washing machine, space for cooker and fridge and serving hatch to dining area.

Bedroom 1 13' 10" x 8' 6" (4.22m x 2.59m) storage heater, cupboard housing the electric consumer unit and double-glazed window.

Bedroom 2 8' 0" x 8' 6" (2.44m x 2.59m) double-glazed window overlooking allocated parking.

Bathroom fully tiled with 'P'-shaped bath with Mira shower over and shower screen, vanity unit with wash hand basin, W.C., extractor fan, heated towel rail, illuminated mirror, down lighting and a tiled floor.



View from balcony

Outside

There is an allocated parking space to the rear of the development.

Tenure Leasehold. 999 years from 1989

Services Mains water and electricity.

Council Tax Band 'D' - South Lakeland District Council

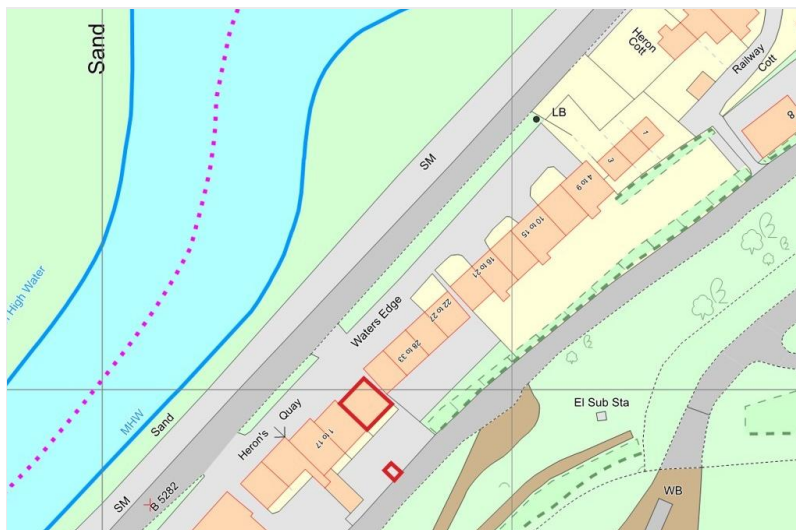
Maintenance Service Charge £300 per quarter. This includes building maintenance insurance, lift maintenance, cleaning, lighting and heating of the communal areas.

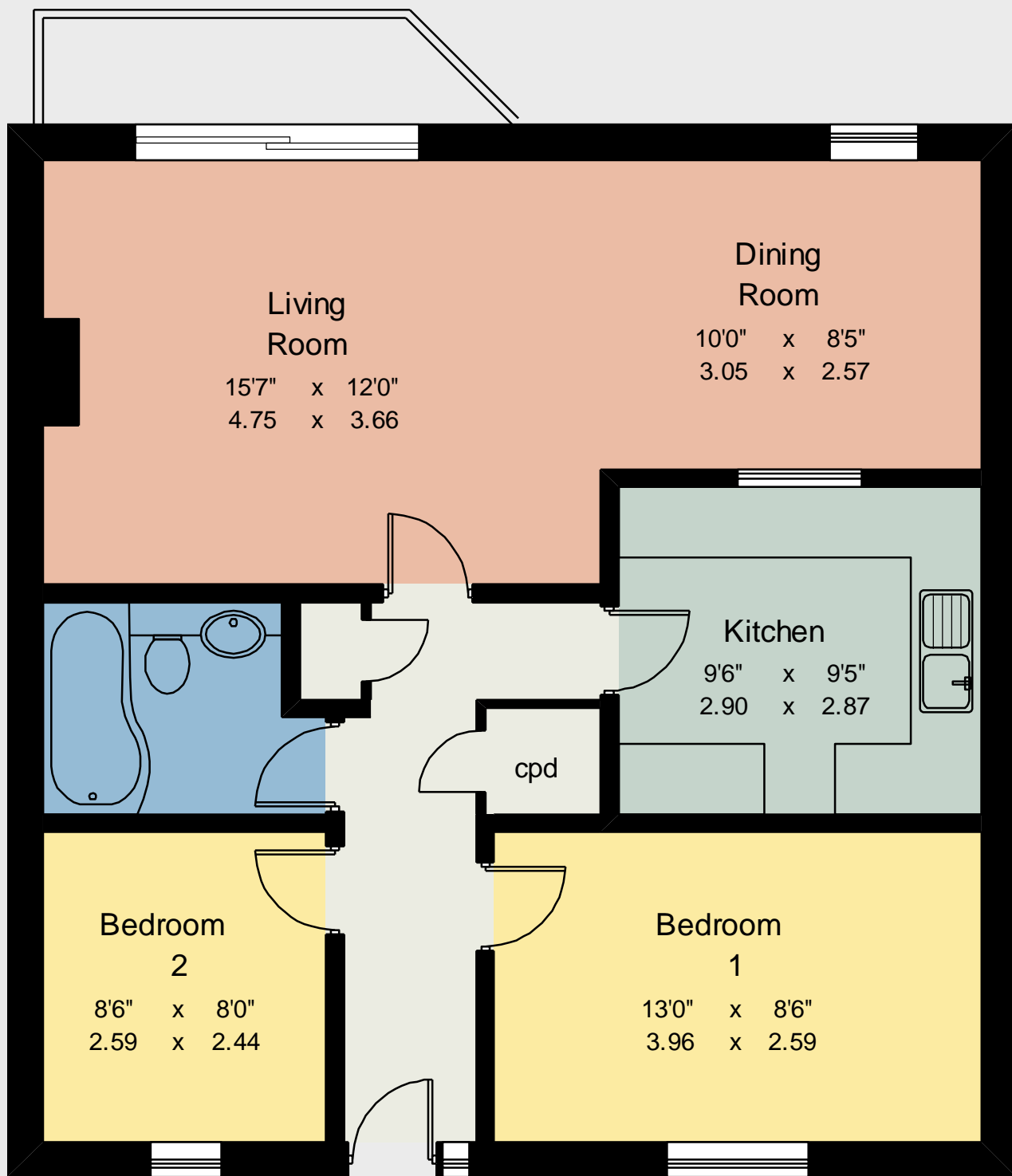
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Amside Office.



Bathroom





Approx Gross Floor

Area = 735 Sq. Feet

= 68.13 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners...

"A room with a View". Stunning views across the estuary from this easily maintained and much loved apartment.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.