



Hérons Quay, Sandside, LA7 7HW

£249,950

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Introduction

Within a development of 17 apartments, this two bedroom first floor property has been upgraded throughout and is stylishly decorated. The accommodation has been well planned with the lounge having large patio doors leading to the balcony, an adjoining dining space and a well fitted kitchen. The bedrooms are to the rear of the property and there is a modern shower room. The balcony and principle rooms have an excellent open aspect over the ever changing estuary towards Whitbarrow Scar and the Lakeland Fells. To complete the picture of this great property are the well maintained communal areas, lift and private single garage with parking space. View now to avoid disappointment.

The location of the property is well suited for travel further into the Lakes, commuting via the M6 and further afield to the Yorkshire Dales. The constantly moving Kent Estuary will interest keen wildlife watchers and has featured in the BBC's 'Autumnwatch' from Leighton Moss, just a short distance along the coast. Sandside is located on the estuary between Arnside village and the market town of Milnthorpe. There is a reputable primary school in Storth village and Dallam secondary school at Milnthorpe. A local post office is situated also located in Storth and there is a nearby pub at Sandside with further amenities available in Arnside and Milnthorpe.



Accommodation

Entering the development via the communal door, a stairwell or lift leads to the first floor. A shared walk way, which doubles as a balcony with space for seats and pots, leads to the individual apartments.

ENTRANCE HALL

Having doors to all accommodation, there is a built in coat cupboard and cylinder cupboard. Two ceiling lights and excellent décor.

LOUNGE/DINER

23' 9"/14' 2" x 11' 10"/8' 6" (7.24m/7.26m x 3.61m/2.59m)

UPVC double glazed sliding patio doors lead to the balcony and there is an excellent view over the Kent estuary. The dining area has a further UPVC double glazed window. Storage heater, two ceiling lights, a satellite TV point and a telephone point. Marble style fire surround with electric fire.

BALCONY

Having glazed panels to maximise the view, there is a lovely outlook across the estuary to Whitbarrow Scar and the Lakeland Fells in the distance. Space for pots and furniture.

KITCHEN

9' 6" x 9' 2" (2.9m x 2.79m)

Fitted with a good range of cream shaker style base and wall units with wood block effect worktops and tiled splashbacks. Integral induction hob, electric oven, microwave and dishwasher. One and a half bowl sink with drainer and waste disposal, plinth heater, a ceiling light and internal sliding window to the dining area - great for admiring the view. Over the hob is an extractor canopy and there is plumbing for a washing machine and space for a fridge freezer.

BEDROOM

12' 9" x 11' 6" (3.89m x 3.51m) max

A UPVC double glazed window faces the rear aspect. Extensively fitted with pale shaded furniture comprising two double and one single wardrobe, over bed storage and drawer units. Ceiling light.

BEDROOM

12' 10" x 7' 10" (3.91m x 2.39m) max

UPVC double glazed window facing the rear elevation. A double wardrobe and matching drawer unit and a ceiling light.

SHOWER ROOM

A well designed shower room with quadrant shower cubicle, concealed cistern wc and a vanity wash hand basin. Base and wall cupboards, recessed mirror with lighting and an electric heated towel rail. Fully tiled with underfloor heating.

EXTERNAL

There are communal grounds to both the front and rear of the development, with allocated parking areas and visitors parking. To the rear of the second block is a communal bin store and there is a dryer room for the residents use.

GARAGE

18' 8" x 7' 9" (5.69m x 2.36m)

Having an up and over door, power and light and raised shelved area. Parking space directly in front of garage.

Directions

From the traffic lights in Milnthorpe, proceed towards Arnside passing Booths supermarket and Dallam Tower. Continue past the small business park. Herons Quay is located on the left hand side before the Kingfisher Restaurant.



General Information

Mains Services: Water, Electric and Drainage

Tenure: Leasehold. Maintenance charges apply, please ask the office for details

Council Tax Band: D

EPC Grading: B

Buyers Notes



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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