



Arnside

£330,000

2 Sandhurst
47 Promenade
Arnside
Cumbria
LA5 0AD

A well appointed ground floor apartment in a popular purpose built development of six. The apartment occupies a superb position on the Promenade in Arnside, close to amenities and with those all-important stunning Estuary views.

Easy to manage accommodation includes two bedrooms, two bathrooms, garage, off road parking and its own private garden.

Property Ref: AR2352

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Living / Dining Room



Kitchen

Location From the Arnside Office, proceed along the Promenade past the Albion, cross the road and continue along the Promenade and Sandhurst is on the left hand side.

Accommodation (with approximate dimensions)

Main Entrance at the rear of the property via a security access system takes you into a welcoming, spacious and light entrance hall.

Apartment Entrance door leads to a carpeted hallway with cupboard, ideal for storage.

Living Room 21' 0" x 14' 7" (6.4m x 4.44m) with large double glazed bay window and patio doors leading out to the private garden. Marble-effect fireplace with flame-effect electric fire on a marble hearth, carpet and wall mounted TV above fireplace.

Kitchen part tiled walls and fully tiled floor, a range of wall and base units, breakfast bar, integrated Hotpoint electric hob with cooker hood over, Bosch oven, Bosch combi microwave, integrated fridge freezer and De Dietrich dishwasher. Double-glazed window and picture arch from kitchen to living room with views through the living room to the Estuary.

Bedroom 1 11' 3" x 10' 8" (3.43m x 3.25m) with fitted wardrobes and cupboards, double-glazed window and carpet.

En-Suite with shower cubicle, vanity unit with wash hand basin W.C. and heated towel rail

Bedroom 2 12' 8" x 8' 4" (3.86m x 2.54m) with double glazed window, carpet, shelved cupboards housing the hot water cylinder and E-Tech boiler.

Bathroom Fully tiled with bath and shower over, vanity unit with wash hand basin and W.C., heated towel rail and underfloor heating.

Utility Room plumbed for a washing machine with worktop over.

Outside

Private Garden with Patio area, hedge and paved walkway leading to the main garden for the development.



Stunning Living Room Views

Front Gardens laid with lawn and flower borders. To the rear is a large courtyard with garage and parking.

Garage 16' 5" x 8' 8" (5.02m x 2.65m) With remote controlled roller shutter door, power and light. Access via a hatch to the loft space.

Heating Underfloor heating with thermostats in each room except the utility room. Electric AVC Smart boiler provides hot water and heats the underfloor system.

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 2007. A copy of the lease is available for inspection at the office.

Maintenance Charges £930 per annum includes insurance and contribution to repair fund.

Services Mains water, electric and sewage. Satellite TV Connection.

Council Tax Band 'D' - South Lakeland District Council

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

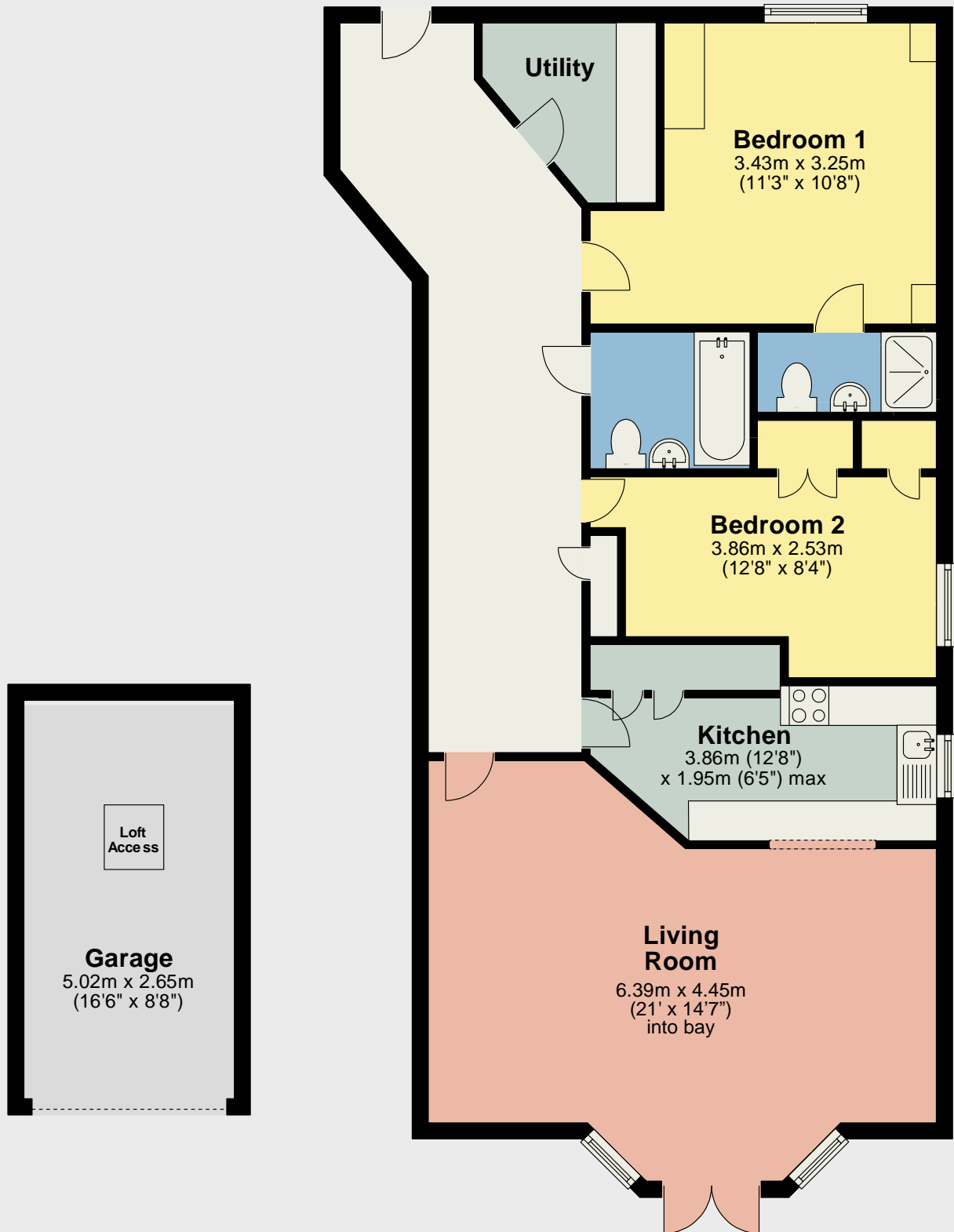
Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom Two



Bathroom



Total area: approx. 106.7 sq. metres (1148.6 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2352

A thought from the owners... An easily maintained apartment, finished to a high standard with stunning Estuary views to the front. Ideal lockup and leave or a permanent residence

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.