



## The Penthouse, 11 Tall Tree Gardens, 119 Main Road, Bolton Le Sands, Carnforth, LA5 8DX

Located in the Tall Tree residence in Bolton Le Sands, this incredible Penthouse Apartment has much to boast about. With excellent attention to detail and exquisite finishes, this immaculate two bedroom property is simply superb. With open plan living spaces, two bathrooms, a dressing area and allocated executive parking. Set in well maintained mature gardens of approximately 1.3 acres, the two balconies showcases impressive views towards Morecambe Bay and the Lakeland Fells, providing the perfect backdrop for entertaining or simply sitting out on a warm summers evening. An ideal lock up and leave with a ten year NHBC guarantee (in place until May 2028).

Situated in the heart of Bolton Le Sands, with the historic Lancaster Canal a stones throw away, this beautiful village sits on the western coastline of Britain and is surrounded by stunning walks along the sands and across the local countryside. Within the centre there are several independent shops, restaurants, pubs and other amenities. It is conveniently located for commuters with Junction 35 of the M6 motorway a short drive away and the the Bay Gateway to the south, providing another access point. The nearby West Coast mainline train station of Carnforth provides additional transport links and the market town of Carnforth has a array of excellent shops, super markets, doctors and dentists.



## Layout (With Approx. Dimensions)

### Second Floor

#### Communal Entrance

Entered via communal entrance door with a keypad and fob entry, this leads into a bright and spacious entrance. To the right of the lift there is a door providing access to the storage room which each property has its own storage area. Access via a lift and stairs, you lead the top floor, where the property can be found on the right from the lift, or the left of the stairs.

#### Entrance Hall

Entered via a solid wooden door, this leads into a bright and spacious entrance. Fitted with a range of built-in cupboards provide an excellent storage area for shoes and coats and a UPVC double glazed door providing access to a rear balcony where views towards Morecambe Bay can be enjoyed. With access to a loft space, an Osly electric radiator and Kardean wooden flooring. There is also a handy built-in storage cupboard housing the central telecoms for the property, including the Wi-Fi hub and the alarm system. There is also plumbing for a washing machine and ample storage. The hall continues via an internal Oak wooden door, where a large Velux double glazed window can be found filling this room with ample natural light. With a second loft storage area, an Osly electric radiator and Kardean wooden flooring.

#### Living Room

**16'9" x 14'6" (5.11 x 4.44)**

A warm and inviting room fitted with UPVC tri-fold doors leading out onto a large balcony, perfect for entertaining and socialising with friends and family. With a TV wall mounting point, two electric Osly radiators and sliding doors providing access to:

#### Breakfast Kitchen

**14'6" x 13'5" (4.44 x 4.11)**

Fitted with a SieMatic kitchen, with a range of wall and base units with a complementary Quartz worktop over and an integrated one and a half stainless steel sink unit, with mixer tap and drainer. Integrated Neff appliances include a four ring induction hob, with an extractor above, and a high rise oven. There is also an integrated fridge freezer and a dishwasher.

With UPVC double glazed French doors providing access to the large front balcony overlooking the front of the residence. With downlighters, an Osly electric radiator and Kardean flooring.

#### Front Balcony

Located to the front of the property, a large balcony can be found showcasing impressive views across the grounds and parking. With an overhead canopy and glass balustrade, this provides the perfect area to sit out in all weathers. With handy outdoor power sockets and a built-in storage area, sit back and relax on a warm summers evening.

#### Bedroom One

**11'11" x 10'8" (3.64 x 3.26)**

A beautifully light and bright room, with feature UPVC double glazed French doors opening on to the rear balcony. With a built in dressing area with floor to ceiling wardrobes, a UPVC double glazed window and an Osly electric radiator. An internal Oak wooden door leads into:

#### Rear Balcony

A beautifully handy retreat, located to the rear of the residence. Showcasing rooftop views towards Morecambe Bay, this beautiful space provides the perfect backdrop for a morning coffee and breakfast, and has handy outdoor power sockets.

#### Ensuite Shower Room

Fitted with a three piece suite comprising a WC, a wash hand basin and a large shower cubicle, with tiled walls and flooring. With a UPVC double glazed frosted window, an expel air and a heated towel rail.

#### Bedroom Two

**11'11" x 11'10" (3.64 x 3.62)**

A spacious room, fitted with UPVC double glazed French doors providing access to a Juliet balcony where view across the rear lawn and surrounding woodland can be enjoyed. Fitted with an electric radiator.

#### Outside

A gated driveway provides access to the residence. Drive through the Tall Trees to an allocated executive parking area, located under a wooden canopy. There are three visitor

parking spaces and communal gardens surrounding the property for all to enjoy.

#### Services

Mains electric, mains water and mains drainage.

#### Council Tax

Band D - Lancaster City Council.

#### Tenure

Leasehold - held on a balance of 999 years starting from the 21st July 2019. There is a service and maintenance charge of £145 per month which covers items such as upkeep of communal areas, buildings insurance and window cleaning.

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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