



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 4 Chestnut Court - Holme





## Features

- Two double bedrooms
- Light and bright rooms to enjoy
- Ground floor apartment
- No onward chain
- Spacious accommodation
- Ready to move straight in
- Parking for one vehicle with visitor parking available

An excellent opportunity for affordable living located in the heart of Holme. This two double bedroom apartment is located on the ground floor making it accessible for all and is offered with no onward chain. Internally the living accommodation is light and bright and offers a dual aspect living room with space for dining, a well equipped kitchen, two double bedrooms and a modern bathroom. Externally there is space for parking a vehicle with further visitor

parking close by and a communal area to the side for sitting out. Located in a friendly and welcoming community close to local amenities, parks, and well-regarded schools. The popular village of Holme is conveniently located with easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster, Kendal and the Lake District. Within the village

there is a pub and the village primary school is rated GOOD by Ofsted. The local secondary school, Dallam, is located 3 miles away in the village of Milnthorpe. There are activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club, various community projects, Holy Trinity church and a crown green bowling club.



### Hallway

A welcoming hallway offering a corner shelving unit and room to remove and store boots, shoes and coats. There is a corner window to make the most of the natural light entering.

### Living room

A spacious and bright living room with a warm wooden floor and boasting dual aspect views outside with space for family and friends to gather and relax. There is room here to accommodate space for a dining table.

### Kitchen

Located off the living room, the kitchen benefits from white gloss base and wall units offer a wealth of storage space and are coupled with wood effect work surfaces and kickboards. Integrated appliances include a microwave, an oven and a gas hob with an extractor hood above and there is space to accommodate a washing machine and a fridge/ freezer.





#### Bedroom 1

A double bedroom boasting dual aspect views out to the gardens.

#### Bedroom 2

A double bedroom with side facing views.

#### Shower room

Consisting of a large walk-in shower cubicle with a mains-fed shower, a WC and a hand basin. The walls are tiled in grey and white with a decorative mosaic trim.



#### Externally

There is one parking space for the property with further visitor parking available and also to the side is a communal stone flagged patio space and communal washing lines to utilise.

#### Useful Information

Property built in approx. 1990's.

Tenure - Leasehold (987 years remaining).

All apartments bought the freehold to Chestnut Court in 2008

Leasehold associated costs - £65 per month to include communal cleaning, grounds maintenance, painting and upkeep of the building, etc.

Council tax band - B (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

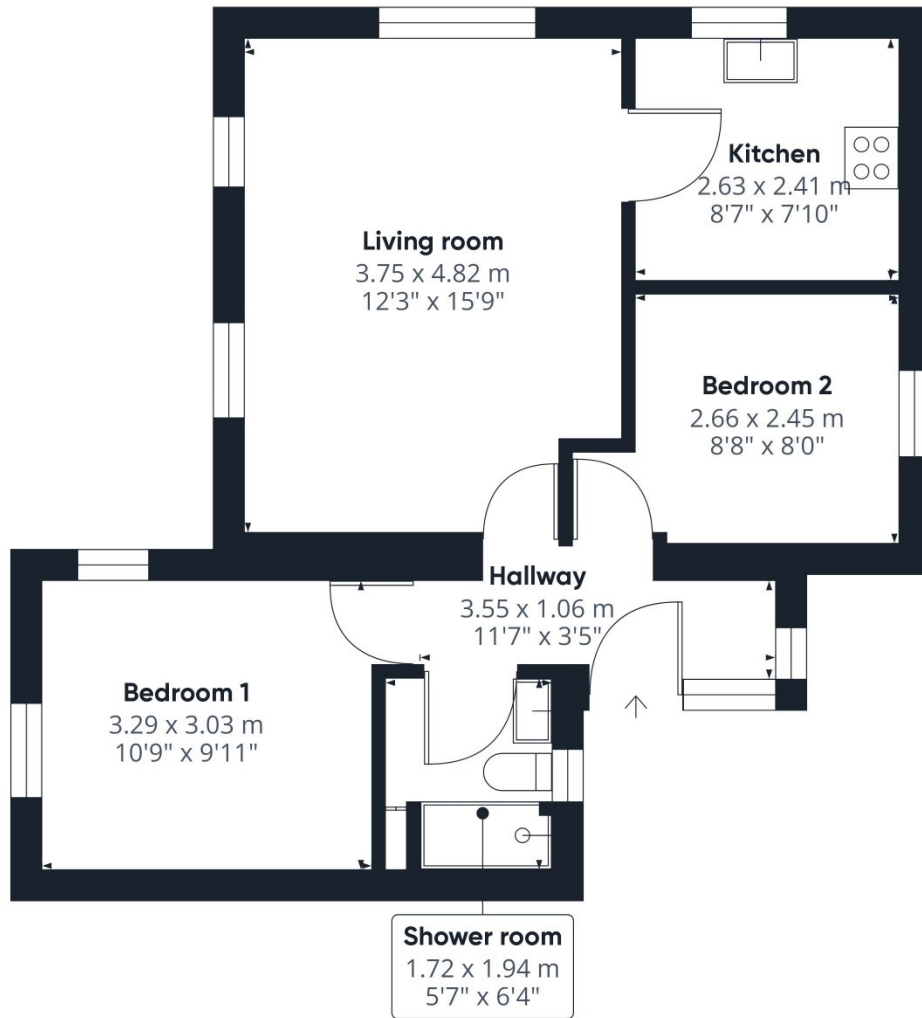
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Approximate total area<sup>(1)</sup>  
48.61 m<sup>2</sup>  
523.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.