



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apartment 2, Fernleigh - Arnside





Features

- Two bedroom, first floor apartment
- Generous living accommodation
- Featuring stunning, elevated views over the estuary to Lakeland Fells in the distance
- An abundance of built-in storage throughout
- Allocated parking
- Private seating area externally

A stunning two-bedroom, first-floor apartment offering elevated, far-reaching views over the estuary to the Lakeland Fells beyond and offered with no onward chain. Designed for luxurious modern living, the property combines contemporary style and is sure to appeal to a wide range of purchasers. The generous living room features a large bay window framing the breath-taking views, a decorative cast iron fireplace, and a thoughtfully zoned dining area with space for a table to seat four. The high-end kitchen is both functional and stylish, with abundant storage and integrated appliances. The main bedroom boasts extensive fitted storage units, the second bedroom is a versatile room with wonderful

views and the sleek shower room, adorned with wood-panelled walls, provides a serene retreat. High-quality finishes and modern fixtures throughout lend an air of sophistication to the apartment. Outside, a modest courtyard offers a private and calming space to relax, enhanced by the opportunity to add colour with pots and containers. The property also includes the convenience of one allocated parking space. If required, the property can be offered fully furnished. Arnside is a sought-after village with a lovely, community atmosphere and a designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores, a doctors surgery, pharmacy, a

primary school, 2 pubs and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling, tennis courts, the popular Arnside Sailing Club and both a football and cricket club. The popular 'Pine Lake Resort' is a short drive away offering a variety of water sports and accommodation for the more adventurous!



Entrance hall

1.25m x 5.04m. A bright and inviting entrance hall featuring a charming wood panelled alcove, perfect for storing coats, bags, boots, and shoes, complete with bench seating below.

1.8m x 6.66m. At the opposite end, a cosy carpeted area boasts a wall of fitted storage, offering ample space to keep belongings neatly organised.

Living room

A bright and beautiful room, perfect for relaxing and entertaining with family and friends and boasting elevated, far-reaching views through the large bay window overlooking the estuary and beyond. Flooded with natural light, the space is enhanced by a decorative cast iron fireplace surrounding an electric fire and features a Victorian panelled wall. There is ample room to accommodate a dining table comfortably seating four, creating an inviting dining area. Thoughtfully designed, the room is beautifully zoned, clearly defining each area while maintaining a seamless flow throughout.

Kitchen

A light and airy room featuring contemporary sage-coloured shaker style base and wall units, perfectly complemented by wooden work surfaces and a durable Karndean flooring. Integrated appliances include a fridge, freezer, dishwasher, washing machine, double oven, and an induction hob with an extractor hood above.





The room also offers a cosy spot by the window, ideal for sitting and relaxing with a cup of coffee while being bathed in natural light.

Bedroom 1

A luxurious double bedroom showcasing an abundance of fitted, floor-to-ceiling wardrobes and storage, providing both practicality and elegance. One wall is adorned with striking wood panelling, adding warmth and character to the space. The large window bathes the room in natural light to create a bright and inviting atmosphere.

Bedroom 2

The second bedroom is a versatile space, perfect as a guest room or as a home office. It boasts stunning views towards the estuary and is bathed in natural light, creating a bright and welcoming atmosphere.

Shower room

A calming haven featuring elegant wood panelling to the walls, complemented by full tiling to the shower cubicle and a modern herringbone flooring. The space includes a spacious walk-in, mains-fed shower cubicle, a W.C., and a hand basin, along with a heated towel rail for added comfort. The tall window ensures the room is bathed in natural light.

Externally

The apartment is conveniently accessed via just a few steps from the parking area. Outside the front door is a private and tranquil space offering the perfect spot to sit and relax, and for pots and containers to add a splash of colour and charm to the entrance. The property also benefits from one allocated parking space for ease and convenience.



Useful information

Property built - circa 1890.

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

Heating - Electric.

Drainage - Mains.

If required, the property can be offered fully furnished.

Tenure - Leasehold.

- Subject to the remainder of a 999 year lease dated 1st October 1973.
- Ground rent - £10 per annum.
- Any repair costs are dealt with informally between the 3 apartments.
- Buildings insurance is dealt with by freeholder and split 3 ways (approx. £350 per annum).

What3Words location - ///reassured.marbles.fruity.



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Approximate total area⁽¹⁾

75.92 m²
817.2 ft²

Balconies and terraces

13 m²
139.93 ft²

(1) Excluding balconies and terraces

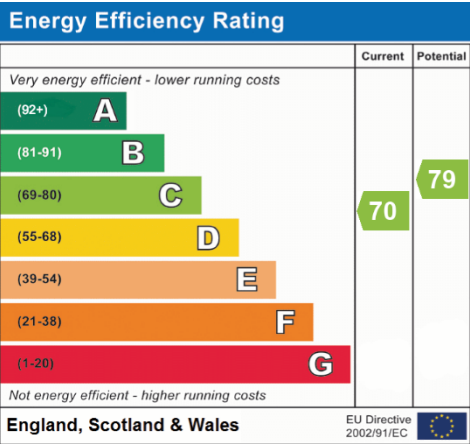
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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