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ESTATE AGENTS

Flat 1, Tankerfield, 32 Promenade,  
Arnside, Carnforth, LA5 0HA

Flat 1, Tankerfield, 32, Promenade, Arnside, Carnforth

## The property at a glance **3** **2** **1**

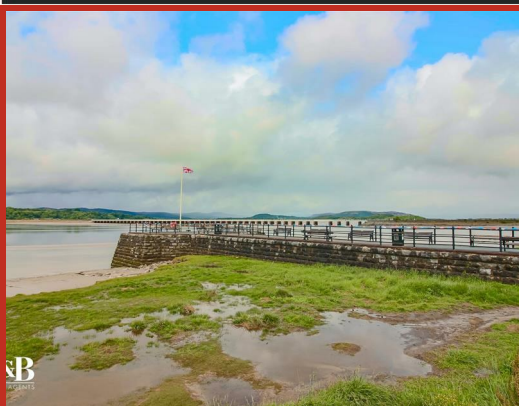
- Generous First Floor Apartment
- Three Double Bedrooms; En Suite to Master
- Stunning Sea/Estuary Views to the Front Elevation
- Spacious Lounge & Fitted Kitchen
- OFFERED WITH NO CHAIN DELAY
- Sash Windows & Gas Central Heating
- Coastal Village Location with Great Amenities
- Parking Space to Rear Elevation
- Council Tax Band D EPC Rating D
- Leashold Property with 964 Years Remaining £10.00 Per Year

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**£250,000**

# Get to know the property



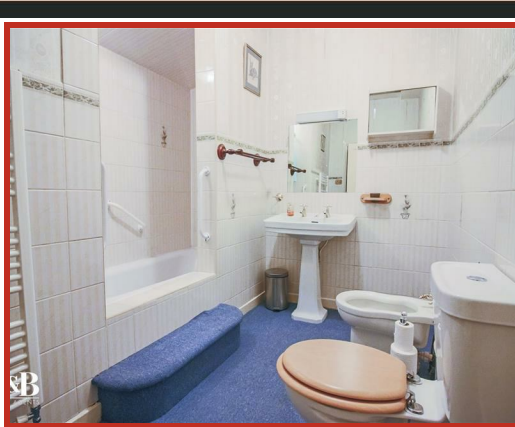
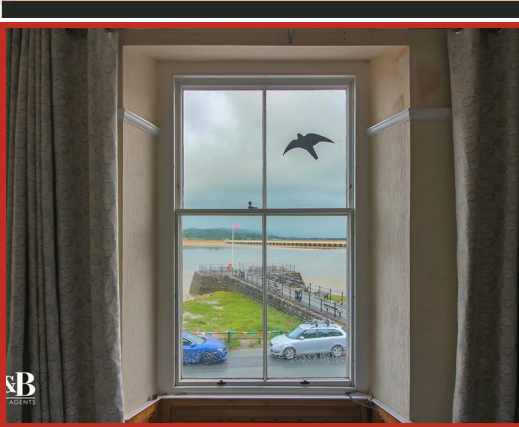
Situated on the Promenade in the coastal village of Arnside, this generous first floor apartment is a must see and OFFERED WITH NO CHAIN DELAY! Boasting breathtaking sea/estuary views to the front elevation and offering well proportioned accommodation with three double bedrooms, two bathrooms (one en suite) and a parking space.

Whilst the property would benefit from some cosmetic modernisation, the size, views and location are unbeatable.

The lounge is a spacious reception room with coal effect gas fire set in a marble surround, with traditional ceiling rose and picture rails and two hardwood, sash windows overlooking the River Kent estuary out towards Morecambe Bay and the Lakeland fells.

Adjacent to the lounge is the kitchen, offering a range of wall and base units with marble effect laminate worktops, integrated hob and extractor hood, oven, space for fridge and plumbing for washing machine.





The master bedroom is a good size double room with hardwood, sash window affording panoramic views over the estuary and bay and further benefiting from fitted wardrobes and an en suite shower room. Bedroom two is to the rear elevation, another well proportioned double room, with the main bathroom suite adjacent offering bath with electric feed shower above, low flush WC, bidet and wash hand basin.

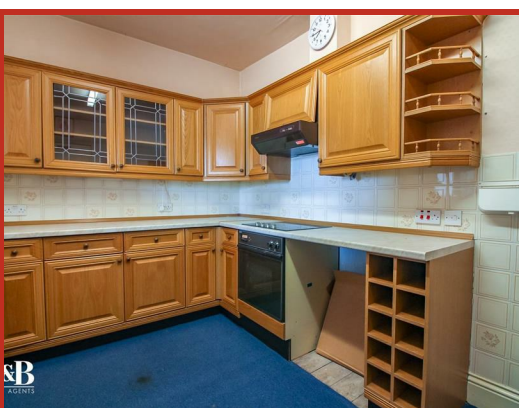
The third bedroom is positioned off the kitchen - a third double room which could alternatively lend itself to a utility/laundry room or home office, dependent on a purchaser's requirements for space. This bedroom also benefits from a built in storage cupboard/wardrobe.

Externally, to the rear elevation there is an allocated parking space.

Arnside is a delightful village community in an Area of Outstanding Natural Beauty, with a variety of local shops, cafes and pubs, as well as schools, doctors and dentist surgeries. Additionally there is Booths supermarket in the nearby village of Milnthorpe. There are also a number of convenient transport links including bus route, Arnside train station and the M6 motorway via junction 35 at Carnforth - just a short drive away.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



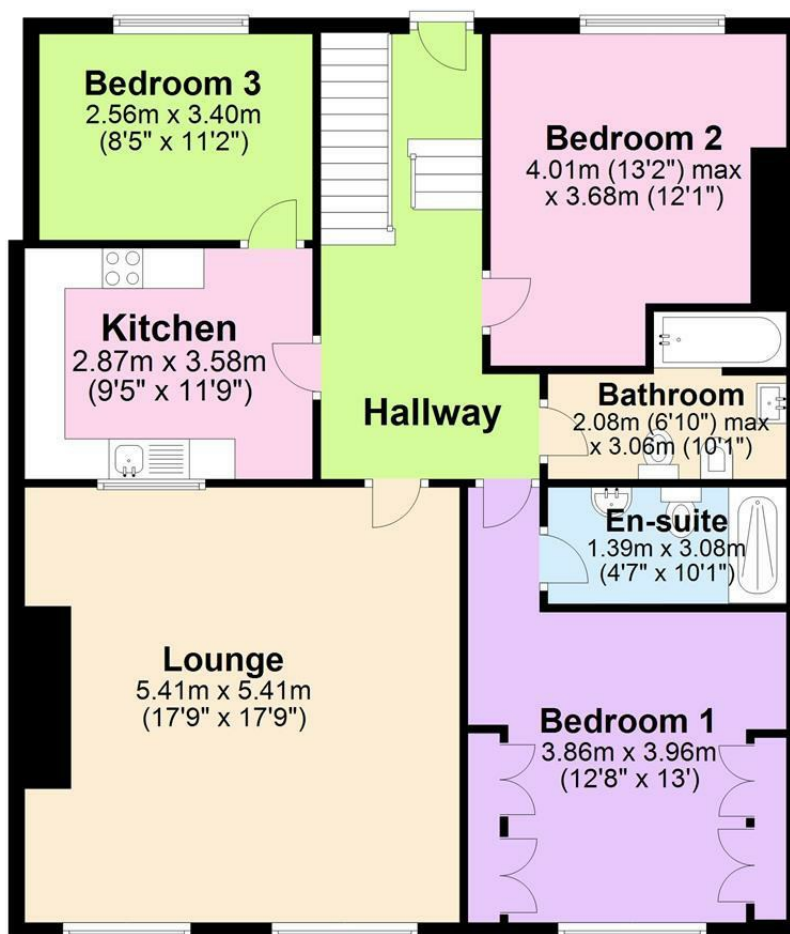
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Carnforth, LA5 0HA





### First Floor Flat

Approx. 103.9 sq. metres (1118.6 sq. feet)



Total area: approx. 103.9 sq. metres (1118.6 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(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	
65	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	