



# Arnside

**£210,000**

13 Ashleigh Court, Station Road, Arnside, Carnforth, LA5 0JH

Located in the highly sought after residential area of Arnside, Ashleigh Court is specifically designed for individuals aged 55 and above, the development presents a host of amenities including, communal lounges, well-manicured gardens, an on-site manager, and convenient residents' parking. This two-bedroom first floor apartment boasts well-appointed interior, ample living space and beautiful views overlooking the estuary, countryside and fields from inside and outside.

## Quick Overview

- Two Bedroom Retirement Apartment
- Over 55's Apartment with Warden Alarm System
- No Chain
- Estuary & Field Views from Apartment & Balcony
- Good Public Transport Links
- Easy Walking to Amenities
- Located in the Popular Village of Arnside
- Lift To All Floors & Communal Areas
- Immaculately Presented
- Superfast 20 Mbps Broadband Available\*



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Superfast  
Broadband



Parking  
Space

Property Reference: AR2558



Living Room



Living Room



Kitchen



Balcony View

**Location** Arnside is a picturesque village situated on the shores of the Kent Estuary in Cumbria. Nestled within the National Landscapes, this coastal village offers stunning views of Morecambe Bay and the surrounding countryside. Arnside is known for its serene atmosphere, charming promenade, and distinctive railway viaduct.

Arnside boasts a range of local shops, cafes, and pubs, creating a friendly and welcoming community atmosphere. The nearby train station and good road connections make it accessible for those looking to explore the Lake District National Park and other nearby attractions. With its tranquil surroundings and outdoor recreational opportunities, Arnside is a delightful destination for nature lovers and those seeking a peaceful coastal retreat.

**Property Overview** Enter into this charming property, where comfort and convenience meet in a picturesque setting. As you walk through the communal entrance, the apartment is located to the first floor which is reachable by stairs or lift.

Step into the spacious hallway, which offers two built-in storage cupboards for your convenience. To the right, you'll discover a well-equipped kitchen featuring ample wall and base units, complemented by attractive work surfaces and tiled splashbacks, the kitchen boasts a Hot Point electric hob, Indesit Oven, space for a fridge freezer and plumbing for a washing machine, a handy serving hatch connects the kitchen to the living room, facilitating easy communication and serving options.

Moving on to the good-sized living room, you'll be greeted by an abundance of natural light and a delightful view of the garden and the adjacent field through the window. The living room also provides direct access to the balcony, allowing you to enjoy the serene surroundings.

Returning to the hallway, you'll find two comfortable bedrooms, both thoughtfully designed, the main bedroom is complete with built-in wardrobes to maximize storage space. Each bedroom offers a pleasant view of the field beyond, adding a touch of tranquillity to your everyday living experience. Completing the property, the shower room features an electric shower in a spacious cubicle, a low-level WC, a basin, a shaving point, and conveniently placed handrails for added accessibility and safety.

**Outside & Parking** Ashleigh Court has a communal outside patio seating area which provides the perfect spot to relax and soak up the fresh air. In addition to the patio, the property boasts a well-maintained landscaped communal garden.

**Directions** From the Arnside Office, turn right and Ashleigh Court is approximately 100 metres on the right hand side. The communal entrance is under the covered archway.

**What3words** ///quoted.grips.couches

**Accommodation with approximate dimensions**

**Living Room** 15' 3" x 12' 7" (4.65m x 3.84m)

**Kitchen** 11' 11" x 7' 1" (3.63m x 2.16m)

**Bedroom One** 14' 1" x 10' 5" (4.29m x 3.18m)

**Bedroom Two** 11' 6" x 7' 1" (3.51m x 2.16m)

**Property Information**

**Services** Mains electricity, main water and drainage. Electric storage heaters.

**Council Tax** Band D - Westmorland & Furness Council

**Tenure** Leasehold with 94 years remaining on 125 year lease.

The monthly service charge is £286.04 and ground rent is £90 per annum.

The charge includes Estate Manager, emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

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



Bedroom One



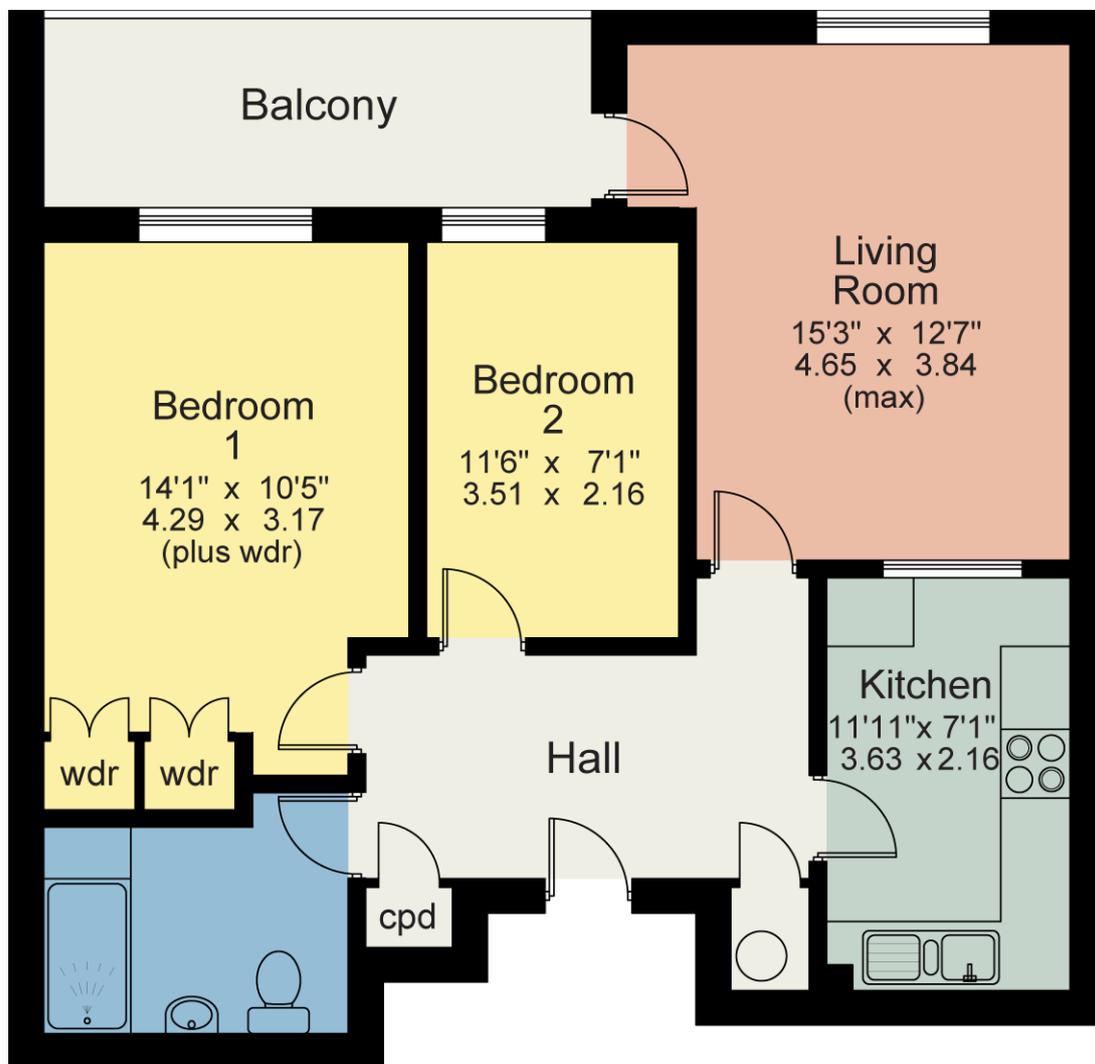
Bedroom Two



Kitchen



Shower Room



Approx Gross Floor Area = 696 Sq. Feet  
 = 64.51 Sq. Metres

For illustrative purposes only. Not to scale.

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