



Arnside

£200,000

25 Ashleigh Court, Station Road, Arnside, Cumbria, LA5 0JH

Located on the second floor of this well managed development, this two bedroom apartment has outstanding views over the Kent Estuary towards the Lakeland fells. Designed for those over the age of 55, the development has communal lounges, gardens, on site manager and residents parking. The apartment also benefits from a balcony to sit and enjoy the superb views. Viewing is highly recommended.

Quick Overview

Second Floor Two Bedroom Retirement Apartment
 Lift to all Floors & Secure Storage Area
 Estuary & Countryside Views from the Balcony
 Over 55's Warden Alarm System
 Additional Bonus of a Garage
 Located in the Popular Village of Arnside
 No Chain
 Close to Local Amenities & Train Station
 Occupying a Delightful Position
 Superfast 20 Mbps Broadband Available*



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Superfast
Broadband



Garage &
Parking

Property Reference: AR2566



Living Room



Living Room



Balcony View



Kitchen

Location Ashleigh Court is located in the highly desirable village of Arnside, with the promenade on the doorstep boasting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arnside Knott. Arnside has a range of amenities including a selection of shops including a Post Office and general store which are located within a convenient short stroll along the promenade, also a bakery, a doctors surgery, dentist, library and sailing club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside has a train station which is ideal for commuting to Lancaster, Preston, London and has a direct line to Manchester Airport, also to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North, the train station itself is located within 200 metres of Ashleigh Court providing handy and accessible travel. There is also the added bonus of the M6, which is also within easy reach. The Lake District and The Yorkshire Dales National Park are just a 30 minute drive away.

Property Overview Welcome to this spacious second floor apartment which seamlessly combines practicality and comfort, making it an ideal home for those seeking a relaxed lifestyle in a beautiful location.

The communal entrance to Ashleigh Court is located under the archway which provides access to the communal parking and landscaped gardens. Enter into Ashleigh Court and the apartment itself is accessible by lift or stairs, upon entrance to the apartment you will find the hallway which provides access to all rooms and features two built-in storage cupboards for your convenience. There is also access to the large insulated loft area which is partially floored and accessible by pull down loft ladders, perfect for handy storage use.

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 is furnished with a Bosch hob and oven, a Miele dishwasher, a washing machine, undercounter fridge and separate freezer. A handy serving hatch connects the kitchen to the living room, facilitating easy communication and serving options.

Moving on to the sizeable 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 through a glazed door to the sunny balcony that can accommodate outdoor seating, allowing you to enjoy the serene surroundings of the Kent Estuary, farmland and beyond.

Returning to the hallway, you'll find two comfortable bedrooms, both thoughtfully designed with an open and sunny aspect and built-in wardrobes to maximize storage space. Each bedroom offers a pleasant view of the Kent Estuary, adding a touch of tranquillity to your everyday living experience.

Completing the property, you will discover a tiled shower room with carpet flooring. It features an electric shower in a spacious cubicle, a low-level WC, basin, additional storage cupboards and conveniently placed handrails for added accessibility and safety.

Ashleigh Court also offers beautiful communal areas for its residents to use, including communal lounges, conservatory, computer room and a secure personal storage area.

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. 25 Ashleigh Court also has the added bonus of a self-contained lock up garage, which is situated to the rear of Ashleigh Court and is accessible from Ashleigh Road.

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' 8" (4.65m x 3.86m)

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

Bedroom One 14' 11" x 10' 5" (4.55m x 3.18m)

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

Property Information

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



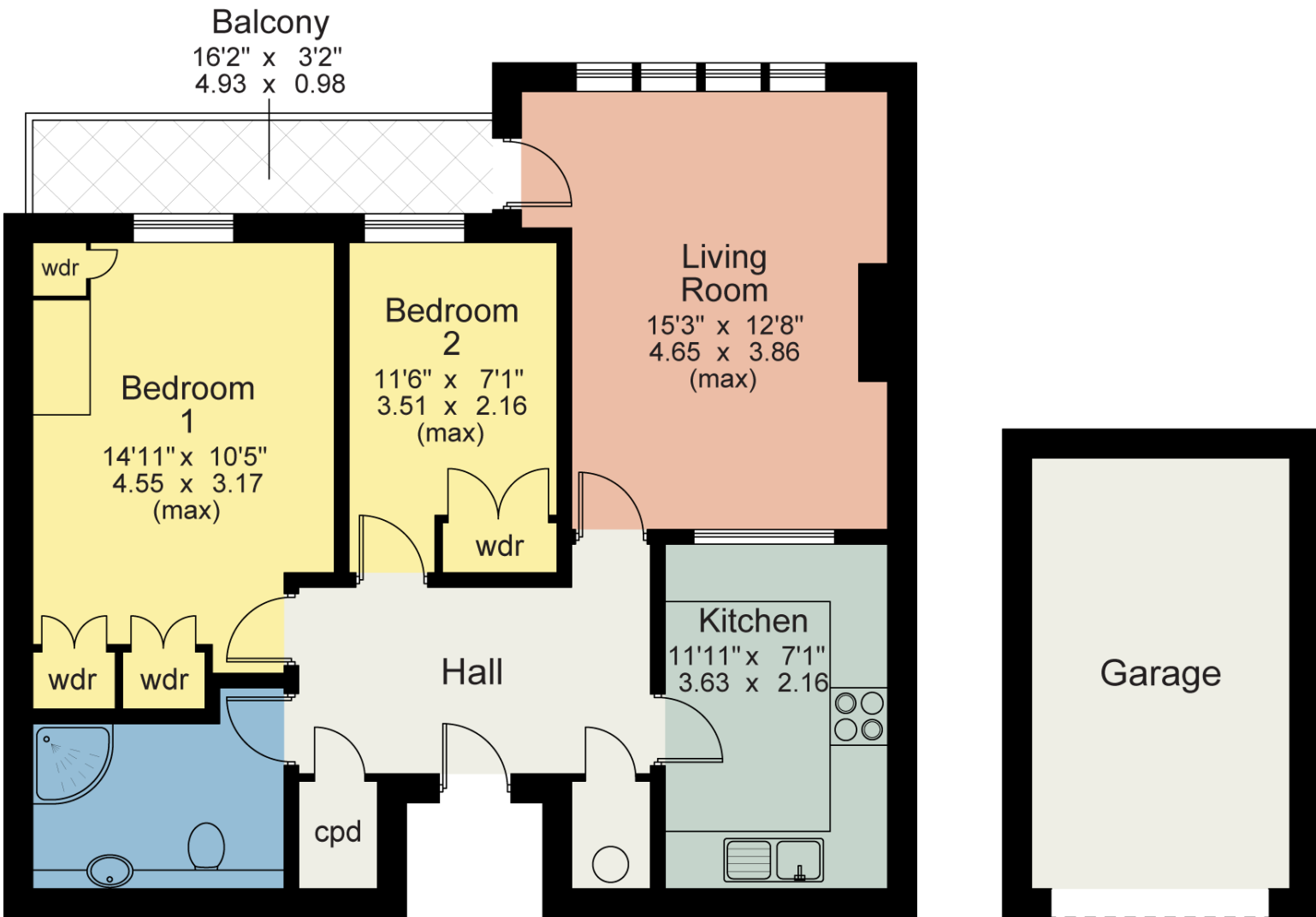
Bedroom Two



Shower Room



Hallway



Approx Gross Floor Area = 782 Sq. Feet
(Excluding Garage) = 72.49 Sq. Metres

For illustrative purposes only. Not to scale.

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