



## Arnside

£195,000

Flat 2 Broadlands, 12 Church Hill, Arnside, Cumbria, LA5 0DF

This first floor apartment has much to offer, with stunning views over the Estuary onto the Lakeland fells, central village location and close access to local amenities. The accommodation provides hall, two bedrooms, bathroom, spacious living room/diner, kitchen and separate utility/store room, an allocated parking space and shared visitor parking space, this really is not one to miss!

### Quick Overview

First Floor Apartment  
Exceptional Views of The Kent Estuary  
Two Bedrooms  
Living/Dining Room and Kitchen  
In need of some updating  
Separate Utility Room  
Allocated Parking and visitor parking  
Close to Local Amenities  
Situated in an AONB  
Superfast Broadband Available



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Superfast  
Broadband



Allocated Parking

Property Reference: AR2561



Living Room



Views From Living Room Over The Kent Estuary



Living Room



Kitchen

**Location** Broadlands 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 primary school, a doctors surgery, dentist, library, Post Office, playing field and sailing club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community. Arnside is the starting point for the famous CrossBay walk to Grange Over Sands led by the Kings guide to the sands.

The village has a convenient train station with an approximately hourly service with through trains to Lancaster, Preston, Manchester/Airport and Carlisle via the Coast. The M6 J35 or J36 are 20 minutes away. The Lake District is close by and The Yorkshire Dales National Park is just a 30 minute drive away.

Entering Arnside under the railway bridge turn right onto Station Road, proceed along the Promenade and turn left onto Silverdale Road. Turn first left onto Church Hill and No 12 Broadlands can be found on the right opposite Lindale Close.

**Property Overview** Enjoy the breathtaking vistas of the Kent Estuary and the majestic Lakeland Fells from this charming two-bedroom first-floor apartment. With well-appointed living spaces, this property has plenty of potential to create the perfect living experience. While some cosmetic modernization could enhance its appeal, the size, views, and location of this property are simply unbeatable, offering far more than meets the eye.

Step into the well proportioned lounge, featuring a coal-effect electric fire set in a stone surround. Traditional picture rails and large bay windows overlook the River Kent estuary, stretching out towards Morecambe Bay and the Lakeland fells, filling the room with natural daylight. One can enjoy the ever-changing patterns on the estuary, watch the Arnside Bore, bird life, trains and beautiful sunsets.

The kitchen is fitted with a range of wall and base units, complemented by worksurfaces. It includes a freestanding gas oven and hob. A combi gas boiler is enclosed in an eye-level cupboard.

The apartment benefits from two bedrooms. Bedroom one is situated to the front, boasting superb views across the Estuary and has built-in wardrobe, cupboard and drawers. Bedroom two is positioned to the rear aspect, offers space



for a double bed and some fitted furniture. The bathroom features an avocado green three-piece suite, comprising a panelled bath with shower over, pedestal wash basin, and W.C.

The property also includes a separate utility space, equipped with plumbing for a washing machine.

**Ideal Lock-Up-and-Leave:** Ideal for those seeking a lock-up-and-leave lifestyle, this apartment is perfect for enjoying the stunning surroundings of Arnside, while being conveniently located close to all local amenities.

This first-floor apartment presents an exceptional opportunity to embrace a lifestyle characterized by stunning views, and convenient amenities. With its unbeatable location and potential for personalization, it represents a remarkable investment in quality living.

**Parking** Allocated Parking and shared visitor parking to the rear of the property

**Accommodation (with approximate dimensions)**

**Living Room** 16' 8" x 13' 0" (5.08m x 3.96m)

**Kitchen** 9' 6" x 8' 8" (2.9m x 2.64m)

**Bedroom One** 11' 3" x 7' 7" (3.43m x 2.31m)

**Bedroom Two** 11' 7" x 9' 6" (3.53m x 2.9m)

**Bathroom** 6' 11" x 5' 4" (2.11m x 1.63m)

**Services** Mains gas, mains electricity mains water and drainage

**Council Tax** Band B Westmorland & Furness

**Tenure** Leasehold. Subject to a 999 year lease dated the 6th May 1986 (961 years remaining). There is an annual ground rent of £10. A copy of the lease is available for inspection at the office.

**What3words** - ///nail.pickup.grouping

**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.

**N.B** Virtually all the contents are available.

**Anti-Money Laundering Regulations (AML)**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



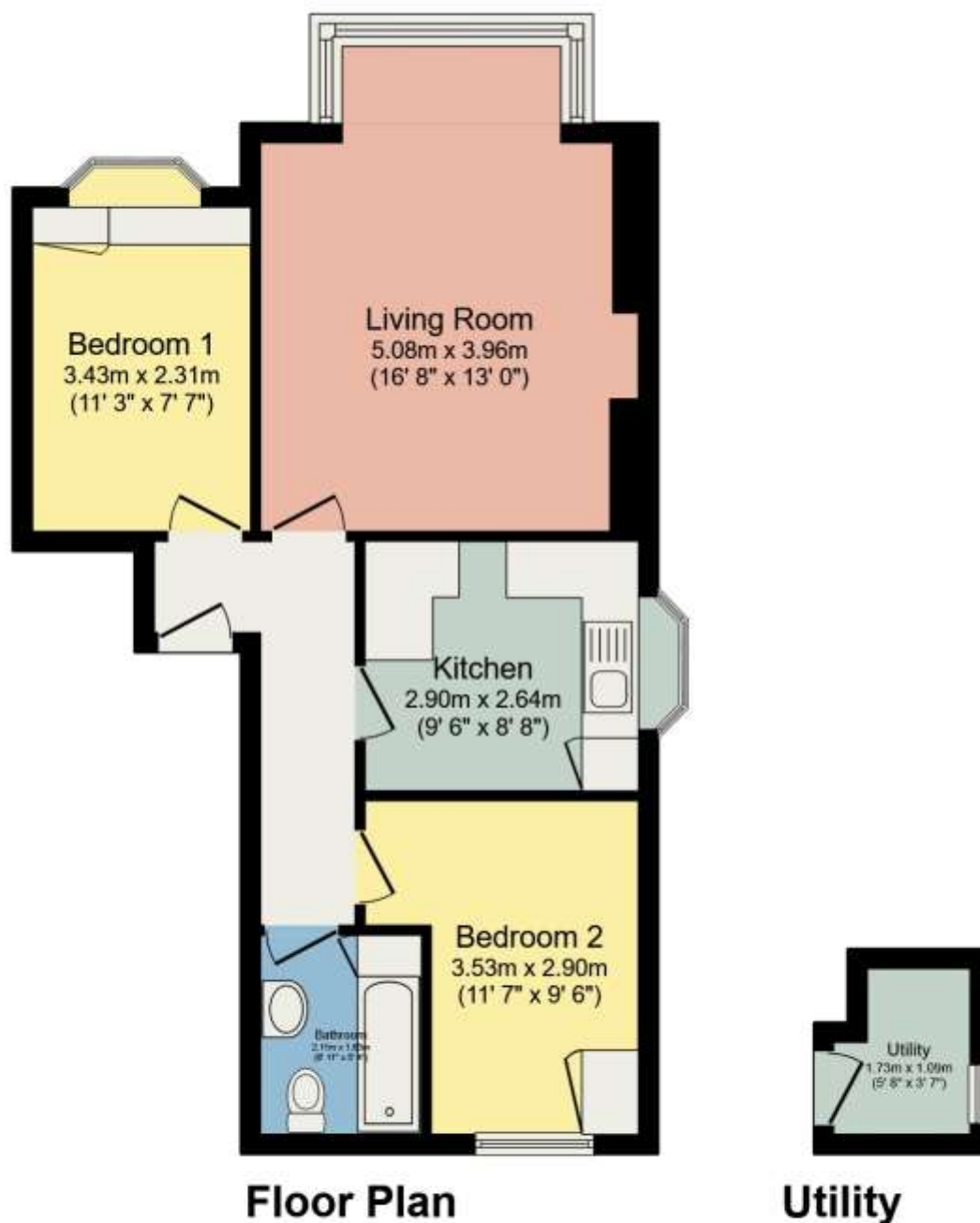
Bedroom Two



Bathroom



View from the front of the property



**Total floor area 57.1 m<sup>2</sup> (615 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...We have owned the flat as a second home for over 23 happy years and are only selling due to advancing years. There is so much to enjoy in the area: - many varied walks; National Trust and Historic Houses Properties; RSPB Leighton Moss; train rides around the coast and many clubs, organisations and events in this relatively quiet village, away from the hustle and bustle of many parts of the Lakes.

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