



Arnside

£180,000

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

Located on the second floor of this well-managed development, 30 Ashleigh Court is a beautifully presented two-bedroom apartment. Designed for those aged 55 and over, the development offers a host of amenities including communal lounges, well maintained gardens, an on-site manager, and convenient residents' parking.

Quick Overview

Second Floor Two Bedroom Retirement
Apartment

Immaculately Presented Throughout

Lift to all Floors & Secure Storage Area

Over 55's with Warden Alarm System

Located in the Popular Village of Arnside

No Chain Delay

Walking Distance to Local Amenities

Nearby Bus and Rail Links

Short Stroll to the Promenade

Superfast Broadband Available*



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Superfast
Broadband



Off Road Parking

Property Reference: AR2591



Entrance Hallway



Living Room



Living Room



Kitchen

Location Ashleigh Court is located in the highly desirable village of Arncliffe, with the promenade on the doorstep boasting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arncliffe Knott. Arncliffe 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.

Arncliffe 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 Step into the spacious entrance hallway which features a convenient loft hatch, providing additional storage space to keep your home organised and clutter-free.

To your immediate left, the well-appointed kitchen awaits. It boasts white wall and base units, complemented by marble effect work surfaces and a tiled splashback. The kitchen is equipped with a stainless steel one and a half bowl sink and drainer, an electric oven and hob, and ample space for a fridge freezer. Additionally, there is space and plumbing for a washing machine. An archway offers a charming view into the living room, creating a seamless connection between the two spaces and allowing for easy interaction while entertaining guests.

The living room is beautifully presented, perfect for both relaxation and entertaining. Patio doors flood the room with natural light and lead out to a balcony, offering a serene spot to enjoy your morning coffee or unwind in the evening.

Both bedrooms in this apartment are bright, light, and each feature fitted furniture that maximises storage while maintaining an uncluttered look.

The modern shower room has a walk-in shower, an in-built vanity hand wash unit, and W.C. with storage units and a towel radiator.

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 and car park.

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 14' 3" x 10' 4" (4.34m x 3.15m)

Kitchen 10' 4" x 7' 7" (3.15m x 2.31m)

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

Bedroom Two 10' 11" x 7' 5" (3.33m x 2.26m)

Property Information

Services Mains electricity, mains water and drainage. Electric storage heaters.

Council Tax Band D - Westmorland & Furness Council

Tenure Leasehold with ?? 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.

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 One



Bedroom Two

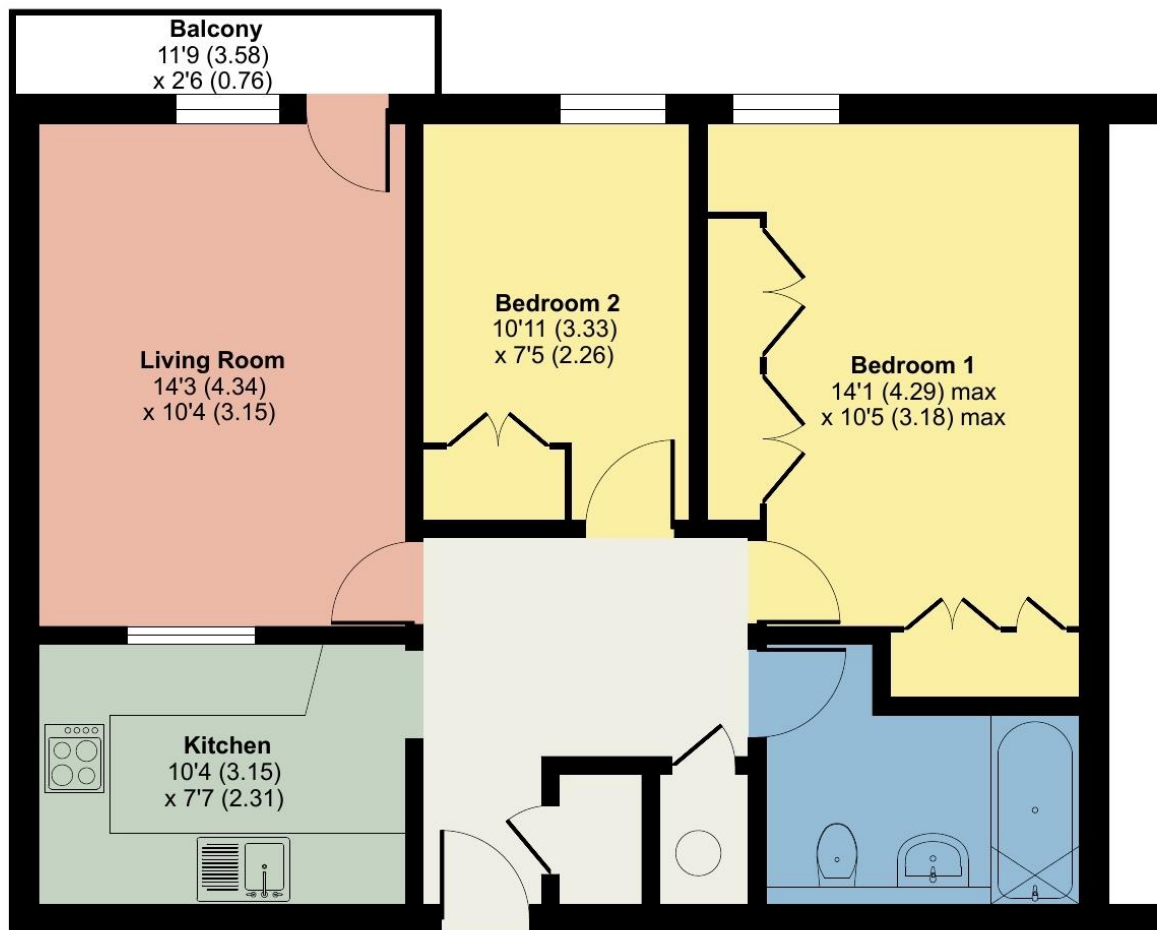


30 Ashleigh Court Balcony

Station Road, Arnside, Carnforth, LA5

Approximate Area = 645 sq ft / 60 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1163754

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