



Arnside

£280,000

Apartment 1 Fields View, Hollins Lane, Arnside, Cumbria, LA5 OEG

Situated in an elevated position with uninterrupted views of the Kent Estuary and Cumbrian Fells, 1 Fields View is an immaculately presented ground floor apartment. Boasting a prime village location, complemented by a well proportioned front garden and ample off-street parking.

Quick Overview

Two Bedroom Ground Floor Apartment
 Situated in the Sought After Village of Arnside
 Immaculately Presented Throughout
 Views of the Kent Estuary and Cumbrian Fells
 Occupying a Delightful Elevated Position
 Ample Off Street Parking
 Well Presented Front Garden and Rear Patio
 Popular Residential Area
 Close to Local Amenities and Transport Links
 Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway

Property Reference: AR2593



Views



Kitchen



Kitchen Dining Room



Living Room

Location Arnside boasts a variety of shops, cafes and pubs and has a range of amenities including a selection of shops including a Post Office and general store which are located within a convenient 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. 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 Offering a welcoming entry through the porch, providing an ideal space for storage. Step inside to the bright and spacious open-plan kitchen and living area, where natural light floods in, highlighting the breathtaking panoramic views.

The kitchen is impeccably designed with sleek gloss white cabinetry, complemented by a stylish worktop, tile splashback, and grey flooring. It comes equipped with a Beko oven, hob, extractor, plumbing for a washing machine, and space for a freestanding fridge freezer. There's also ample room for a dining table and chairs, perfect for entertaining.

The living area, though open-plan, feels distinct and cosy, positioned at the front of the apartment to make the most of the stunning views. It provides a tranquil setting for relaxation, with seamless access to the front patio for outdoor enjoyment.

The apartment features two generously sized double bedrooms. The first bedroom, offers an incredible view to wake up to and includes an additional storage cupboard. The second bedroom, situated at the rear, boasts built-in wardrobes and access to a private, enclosed rear patio.

Completing this exceptional apartment is a modern shower room, well-proportioned with a walk-in shower, vanity sink, chrome fixtures, and a convenient linen cupboard housing the boiler.



Living Room



Kitchen Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Outside & Parking The beautifully maintained front garden is a true highlight, featuring an array of shrubs, fruit trees, and flowers, all enclosed by a charming stone wall.

The patio offers an ideal space for relaxation or entertaining, where you can enjoy stunning views from an elevated position, set back from the road to ensure privacy.

Additionally, there is ample off-street parking for multiple vehicles and a private rear patio, providing further outdoor space for your enjoyment.

Directions From the Hackney & Leigh Arnside office, head right along the promenade following Station Road past Arnside train station, continue on to Black Dyke Road and take your first right onto Briery Bank, head up the hill where Apartment 1 Fields View is located on the corner of Hollins Lane.

What3Words [///voting.printouts.fast](http://voting.printouts.fast)

Accommodation with approximate dimensions

Living Room 17' 2" x 14' 0" (5.23m x 4.27m)

Kitchen Dining Room 28' 1" x 13' 10" (8.56m x 4.22m)

Bedroom One 18' 1" x 11' 4" (5.51m x 3.45m)

Bedroom Two 17' 11" x 11' 7" (5.46m x 3.53m)

Services Mains gas, water and electricity.

Council Tax Band C - Westmorland & Furness Council

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 2020. A copy of the lease is available for inspection at the 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)



Patio



1 Fields View



Front Garden



Ordnance Survey 0000851063

Request a Viewing Online or Call 01524 761806

Meet the Team

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including evenings with our
dedicated viewing team
Call **01524 761806** or request
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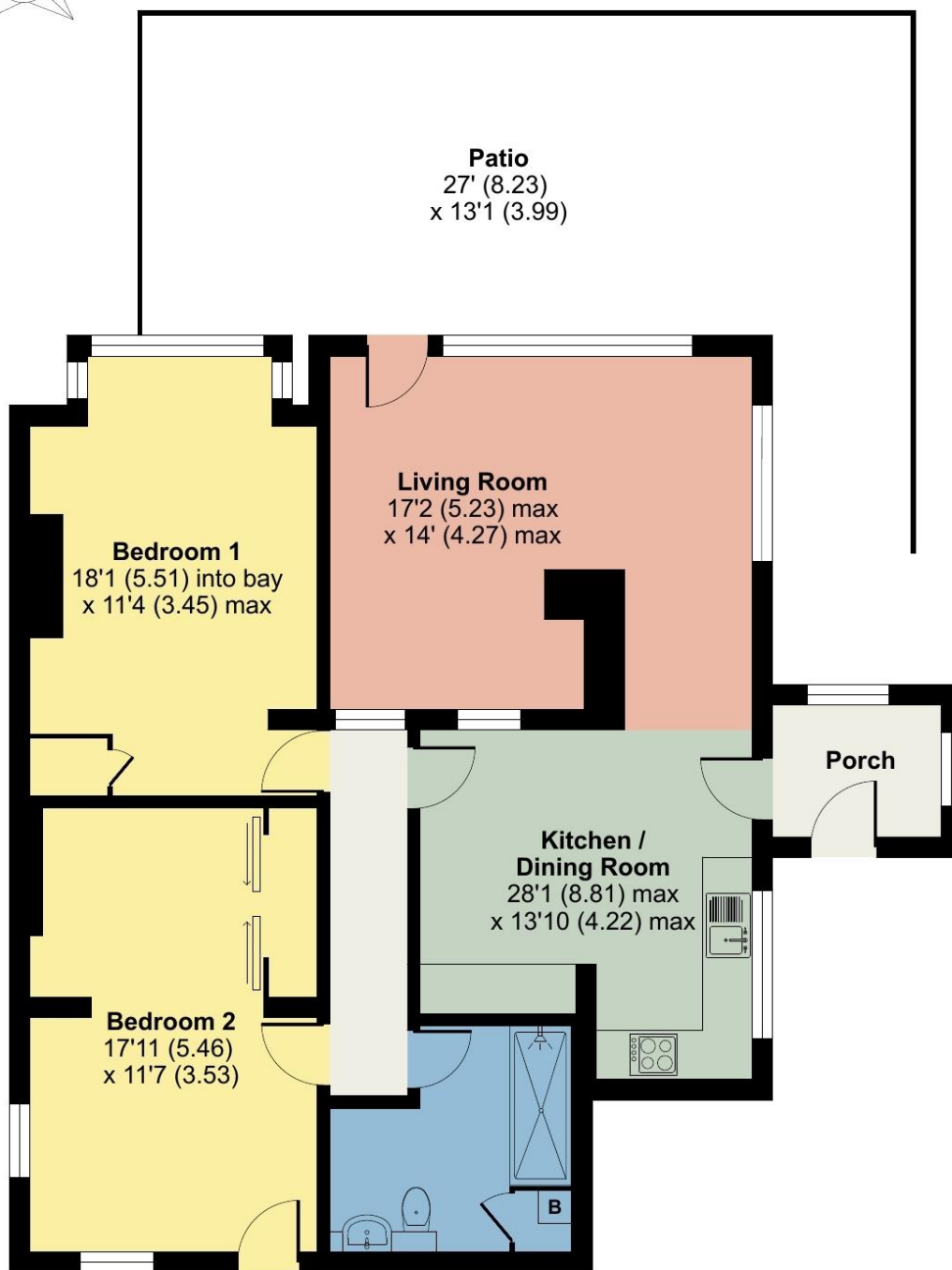
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Fields View, Hollins Lane, Arnside, Carnforth, LA5

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
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