



Arnside

£170,000

31 Ashleigh Court, Station Road, Arnside, Cumbria, 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 one-bedroom third floor apartment boasts well-appointed interior, ample living space and overlooks the well-tended communal gardens at the rear of the development.

Quick Overview

- One Bedroom Retirement Apartment
- Over 55's Apartment with Warden Alarm System
- Located in the Popular Village of Arnside
- Short Stroll to Local Shops and Amenities
- Lift To All Floors and Communal Areas
- Good Public Transport Links
- No Chain Delay
- Overlooks the Communal Gardens
- Situated on the Third Floor
- Ultrafast Broadband Available*



1



1



1



C



Ultrafast
Broadband



Off Street Parking

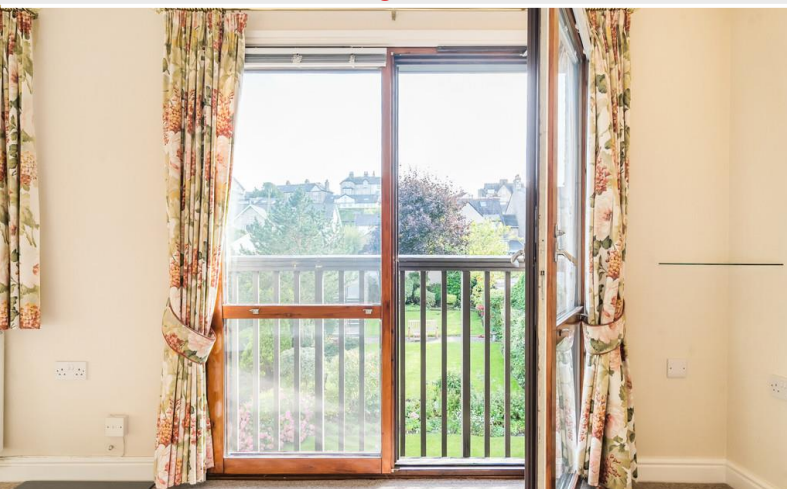
Property Reference: AR2600



Living Room



Living Room



Juliet Balcony



Kitchen

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 As you step through the communal entrance, the apartment is located on the third floor, which is reachable by stairs or lift. Enter into the apartment, where comfort and convenience meet in a picturesque setting.

The spacious hallway offers two built-in storage cupboards, providing access to each room. To the right, you'll discover a well-equipped kitchen featuring stylish white wall and base units, complemented by attractive work surfaces and tiled splashbacks. The kitchen offers a range of integrated appliances, including a hob, oven, extractor, and microwave, with plumbing for a washing machine and space for a free-standing fridge freezer.

A generous L-shaped room easily accommodates both a lounge suite and a dining table. You'll be greeted by an abundance of natural light and a delightful view of the garden. Double doors open onto a Juliet balcony, enhancing the airy feel of the space.

The apartment features one good-sized double bedroom with ample built-in wardrobe space, over-bed storage, bedside tables, and a dressing table.

Completing this well-presented apartment is the modern shower room, conveniently updated and adapted. The shower room is fitted with a modern walk-in cubicle with a curved screen, seat area, and grab rail, as well as a toilet and pedestal sink, complete with complementary tiled walls and floor.

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. There is also off street parking available.

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 16' 11" x 14' 3" (5.16m x 4.34m)

Kitchen 10' 4" x 7' 9" (3.15m x 2.36m)

Bedroom 14' 3" x 11' 10" (4.34m x 3.61m)

Entrance Hall 9' 7" x 9' 0" (2.92m x 2.74m)

Property Information

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

Council Tax Band C - Westmorland & Furness Council

Tenure Leasehold with 93 years remaining on 125 year lease. The monthly service charge is £230.95 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).



Kitchen



Bedroom



Shower Room

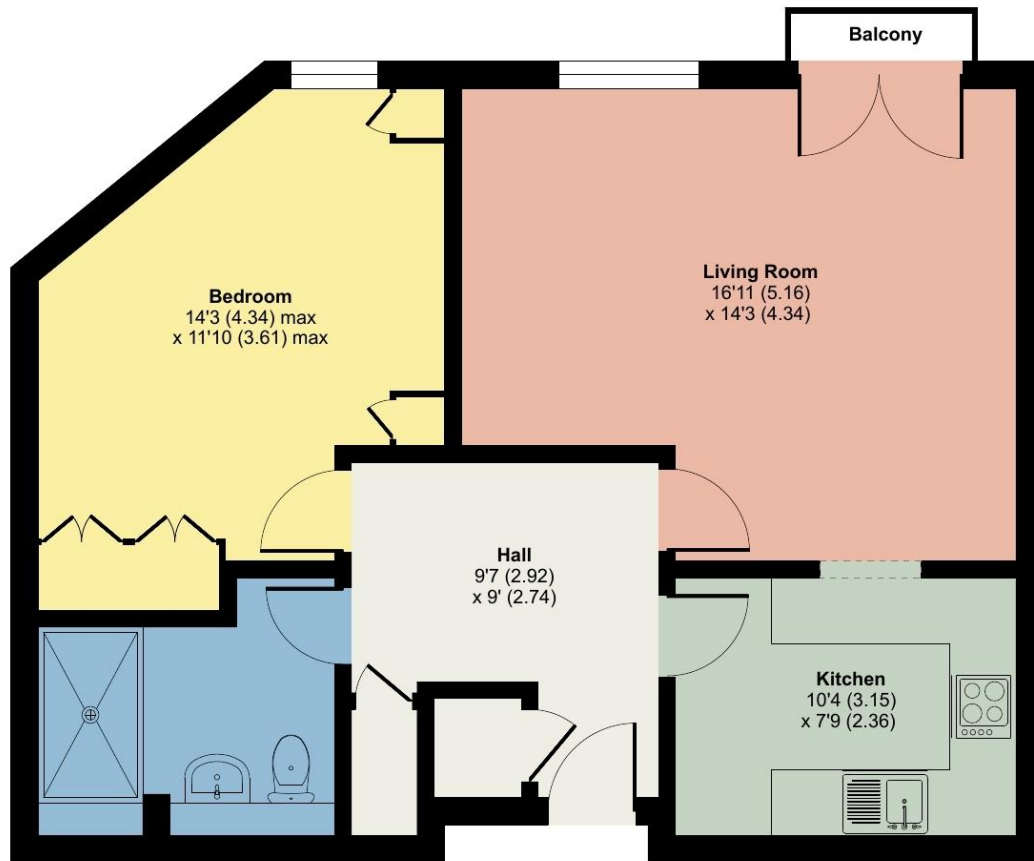


Views from Juliet Balcony

Station Road, LA5

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1178787

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/08/2024.

Request a Viewing Online or Call 01524 761806