

## Arnside

£285,000

Flat 9 Inglewood Court, The Promenade, Arnside, Cumbria, LA5 0AD

An immaculately presented top-floor apartment offering uninterrupted views of the Kent Estuary and Cumbrian Fells. Ideally situated within walking distance of local shops and amenities, this property features two bedrooms, an open-plan layout, off-street parking, and the advantage of no chain delay.

### Quick Overview

- Well Presented Top Floor Apartment
- Prime Location in Arnside Village
- Views of the Kent Estuary and Cumbrian Fells
- Allocated Off Road Parking
- Open Plan Living and Kitchen Space
- Walking Distance to Local Shops and Amenities
- No Chain Delay
- Array of Walks on your Doorstep
- Communal Garden
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Allocated Parking

Property Reference: AR2601



Kitchen



Living/Dining Room



Living Room



Bedroom One

**Location** Arnside is a picturesque village nestled on the shores of the Kent Estuary in Cumbria, celebrated for its stunning scenery and serene ambiance. This charming coastal haven captivates both visitors and residents with its natural beauty and tranquil atmosphere.

The village boasts a convenient railway station within walking distance, offering easy access for commuters to Lancaster, Preston, London, and Manchester Airport, as well as northern destinations like Ulverston and Carlisle. The nearby M6 motorway enhances connectivity, providing swift routes to the Lake District and the Yorkshire Dales National Park, both just a short 30-minute drive away.

Nature enthusiasts will revel in the wealth of outdoor activities Arnside has to offer. The surrounding area, designated as an Area of Outstanding Natural Beauty, features miles of scenic walks and hiking trails ready to be explored.

**Property Overview** Situated on the top floor, this apartment welcomes you with a contemporary and stylish aesthetic that radiates throughout every room. As you step into the entrance hall, you're greeted by an inviting open-plan living, kitchen, and dining area.

The sleek anthracite shaker-style kitchen is a highlight, featuring Quartz worktop and high-quality appliances, including an oven, induction hob, extractor hood, fridge, separate freezer and a Bosch washing machine.

The living area allows you to unwind while taking in the beautiful views right from your home and also provides ample space for a dining table and chairs.

Both bedrooms are generously sized double rooms, adorned with neutral décor to suit any style. The first bedroom is conveniently located at the rear of the apartment, while the second bedroom, located just off the living room, boasts delightful views of the Kent Estuary.

Completing this exceptional apartment is the well-appointed bathroom, which features a three-piece suite, including a pedestal sink, toilet, and a bath with an overhead shower. This space is enhanced by tasteful tile surrounds and complementary flooring.

**Outside & Parking** Externally, the promenade is directly opposite the property and there are well maintained communal garden areas to the front and rear, with the added bonus allocated off street parking for one vehicle and three shared visitor car parking spaces.

**Directions** From the Arnside office, proceed along the Promenade turning right by The Albion pub. Inglewood Court is on the left. Parking is to the rear and access to number 9 is via the steps to the left of the property along the walkway.

**What3Words** ///expensive.grad.feelers

**Accommodation with approximate dimensions**

**Kitchen** 6' 5" x 8' 10" (1.96m x 2.69m)

**Living Room** 14' 8" x 12' 5" (4.47m x 3.78m)

**Bedroom One** 8' 1" x 11' 11" (2.46m x 3.63m)

**Bedroom Two** 10' 9" x 10' 3" (3.28m x 3.12m)

**Bathroom** 5' 6" x 7' 11" (1.68m x 2.41m)

**Property Information**

**Services** Mains Electric, Water & Drainage

**Tenure** Leasehold - Subject to the remainder of a 999 year lease dated the 1 September 1996. A payment of £150 per month for service charge 2023/2024.

**Council Tax** Band C - Westmorland & Furness Council

**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 Two



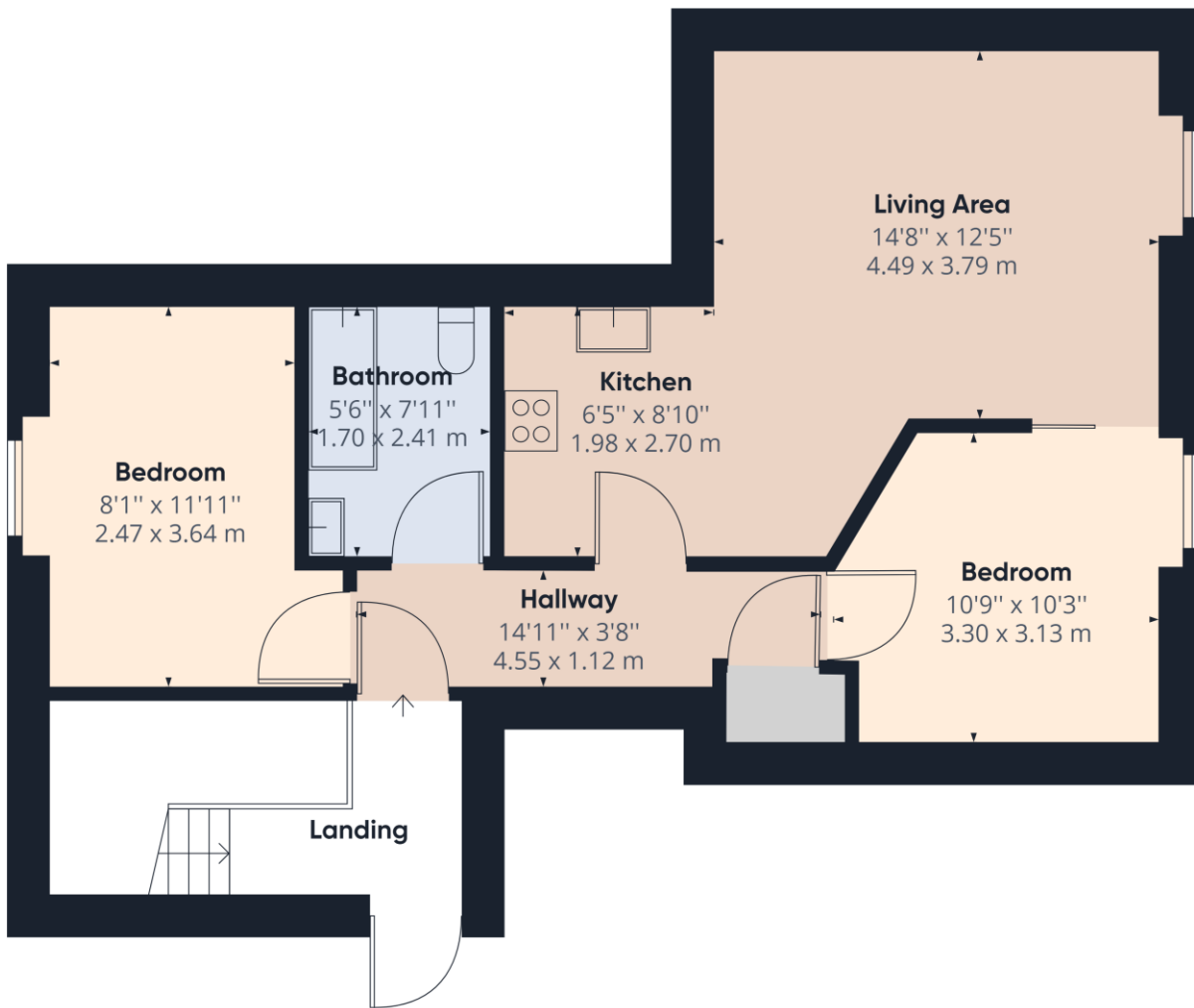
Bathroom



Inglewood Court



Kent Estuary Views



Approximate total area<sup>(1)</sup>  
 595.96 ft<sup>2</sup>  
 55.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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