



## Arnside

£220,000

3 Wood Close Gardens, Arnside, Cumbria, LA5 0AF

Welcome to 3 Wood Close Gardens, a delightful two bedroom apartment, set in private grounds within the sought after village of Arnside. Enjoying modern, neutral decoration throughout, the property is also within walking distance to local amenities, as well as boasting a garden and parking, presenting an opportunity certainly not to miss!

### Quick Overview

Situated in the Sought After Village of Arnside  
Walking Distance to Amenities  
Central Location, Close to Promenade  
Well Presented Throughout  
Allocated Off Street Parking  
No Chain Delay  
Local Walks Nearby  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Allocated Parking

Property Reference: AR2616



Living Room



Living Room



Kitchen



Kitchen

Step through the door into the entrance hall, providing access to the living accommodation. Firstly, you are met with the bedrooms; bedroom one is a double bedroom with front aspect window and integrated wardrobes, with ample space for additional furniture to suit, whilst bedroom two is a smaller double with a feature bay window. The bathroom is a neutral three piece suite comprising a bath with waterfall shower over, W.C. and pedestal sink, with a tiled surround and handy integrated storage to finish.

Following the hallway along, you will find the kitchen, providing a practical space for preparing meals with grey shaker style wall and base units, complementary worktops and a tiled splashback, along with a stainless steel sink and drainer. Integrated appliances include a Prima oven with a hob and extractor, and there is space for a fridge/freezer. There is also a handy storage cupboard on the hallway, for hanging coats and storing shoes, which also houses the boiler. Finally, you will find the living room; being neutrally decorated with a large window to the rear and space for furniture as desired.

Externally, the property enjoys a patio to the front with space for outside seating, ideal for enjoying a drink during the summer months. The property also benefits from allocated parking, with additional visitor parking and a handy bin store upon entrance onto the grounds.

#### Accommodation (with approximate dimensions)

**Kitchen** 10' 8" x 7' 7" (3.25m x 2.31m)

**Living Room** 14' 10" x 11' 1" (4.52m x 3.38m)

**Bedroom One** 14' 2" x 8' 0" (4.32m x 2.44m)

**Bedroom Two** 9' 5" x 7' 0" (2.87m x 2.13m)

**Bathroom**



## Property Information

**Tenure** Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 1998. A copy of the lease is available for inspection at the office. The monthly service charge is £212.50 (as of 2024/2025), this includes buildings insurance and garden maintenance. Can only be used as a single dwelling house no holiday letting allowed.

**Energy Performance Certificate** Band C. The full Energy Performance Certificate is available on our website and also at any of our offices.

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

**Services** Mains gas, water and electricity. Ultrafast broadband available.

**Directions** From the Arnside office proceed along the Promenade. Turn left at the Albion Public House onto Silverdale Road and turn into the private drive on the left just after the entrance to Church Hill. Follow the drive around to the left and parking is at the back of the property on the right hand side.

**What3Words** ///revival.finer.blushes

**Viewings** Strictly by appointment with Hackney & Leigh Arnside office.

**Anti Money Laundering Regulations** 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



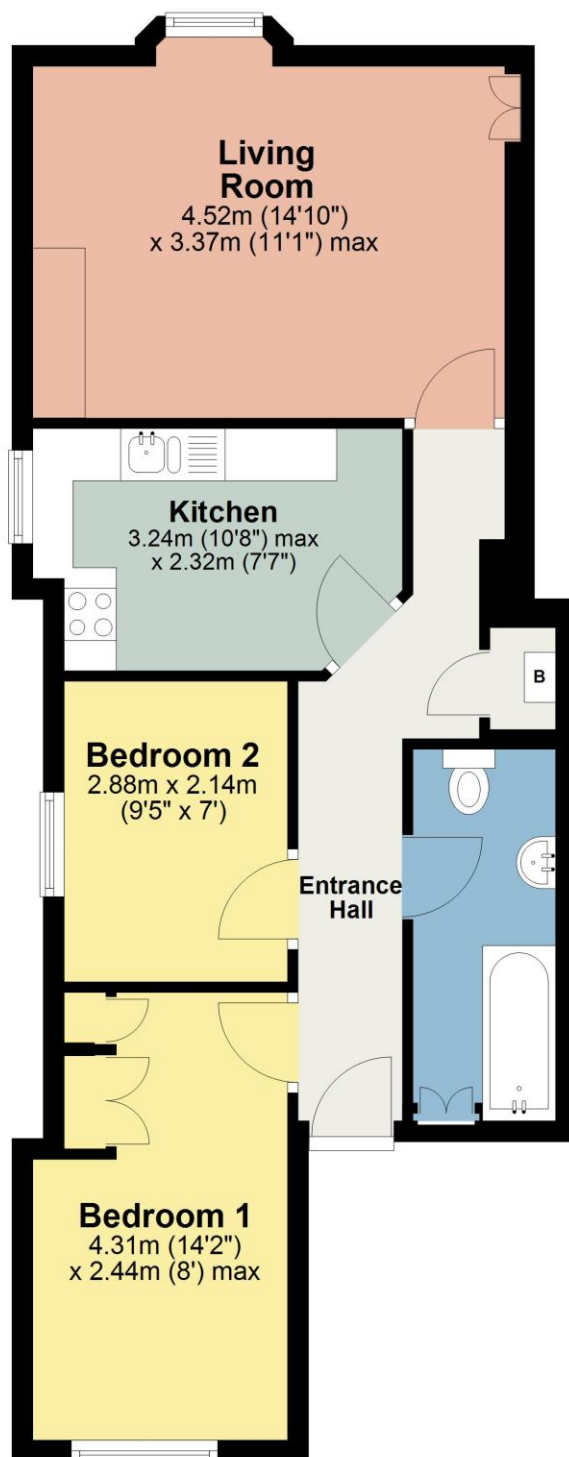
Bathroom



Outside Patio

## Ground Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 sq. feet)

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 24/01/2025.

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