



## Sandside

£240,000

16 Herons Quay, Sandside, Milnthorpe, Cumbria , LA7 7HW

A beautifully presented two bedroom top floor apartment in the popular development of Herons Quay. Featuring lift access to all floors which offers easy to manage accommodation, with a well proportioned living/dining room that enjoys access to a balcony and has spectacular views over the Kent Estuary to the Lakeland fells beyond.

No one will ever get bored of the constantly changing scenery with property only a short drive from the market town of Milnthorpe and the ever popular coastal village of Arnside and for those that enjoy the outdoors there are an abundance of walks on your doorstep.

### Quick Overview

- Open Plan Living/Dining with Balcony
- Two Bedrooms and One Bathroom
- Panoramic Kent Estuary and Lakeland Fell Views
- Wonderful Third Floor Apartment
- Allocated Parking
- Close to Local Amenities
- No Onward Chain
- Superfast Broadband Available\*



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Superfast  
Broadband



Off Street  
Parking

Property Reference: AR2620



Hallway



Kitchen



Living Room



Living/Dining Room

As you step through the door of 16 Heron's Quay, you are greeted by a welcoming hallway, that sets the tone for the rest of this charming apartment. To your right, Bedroom One offers a generous double room featuring fitted wardrobes and built-in dresser with overhead storage-perfect for keeping everything in its place.

Across the hall, Bedroom Two offers its own inviting charm, with more fitted wardrobes and plenty of room for a single bed, this room would serve perfectly as space for guests, or a hobby room.

The bathroom exudes modern elegance, showcasing a three-piece suite with a sleek corner shower unit. A heated towel rail adds a touch of luxury, while the vanity unit with an integrated WC completes the space, all framed by tiled surrounds that bring a sense of sophistication.

The hallway also boasts two convenient storage spaces, perfect for stowing away everyday essentials and keeping the home clutter-free.

The kitchen is a well-appointed space with fitted wall and base units, offering ample storage for all your culinary needs. A one-and-a-half sink and drainer unit sits surrounded by a complementary tiled splashback. Integrated appliances, including an electric oven and hob, provide modern convenience, while there's ample room for an under-counter fridge/freezer. With plumbing for both a washing machine and dishwasher.

The open-plan living/dining room offers a bright and airy space for both relaxation and entertaining. Large doors open to reveal breath-taking panoramic views of the Kent Estuary and Lakeland Fells, allowing natural light to pour into the room, creating an ever-changing backdrop that will fill your home with light all year round.

A private balcony offers the ideal spot for enjoying a morning coffee whilst soaking up the uninterrupted views of the Kent Estuary and Lakeland Fells beyond.

#### Accommodation (with approximate dimensions)

**Kitchen** 9' 08" x 9' 06" (2.95m x 2.9m)

**Living / Dining Room** 25' 04 " x 12' 00" (7.72m x 3.66m)  
Max

**Bedroom One** 12' 10" x 8' 10" (3.91m x 2.69m) Max

**Bedroom Two** 8' 11" x 7' 11" (2.72m x 2.41m)

**Bathroom**

## Property Information

**Tenure** Leasehold - Subject to the remainder of a 999 year lease dated the 1st January 1989. A copy of the lease is available for inspection at the office.

The service charge is £2,000 per annum. This includes building maintenance insurance, lift maintenance, cleaning, lighting and heating of the communal areas. £10 per annum ground rent.

The property cannot be holiday let, however assured short hold tenancies are allowed

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

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

**Services** Mains water and electricity.

**Directions** From the Arnside office, proceed along Station Road turning left under the railway bridge. Follow the road towards Milnthorpe, passing the Ship Inn on the right. Herons Quay is the first development of apartments on the right with visitor parking at the rear.

**What3Words** ///clockwork.again.news

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

**NB** Planning Permission for Address Land at Park Road and Quarry Lane Sandside. Further information can be found on Westmorland & Furness website reference - SL/2022/1177

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View



Bedroom One



Bedroom Two

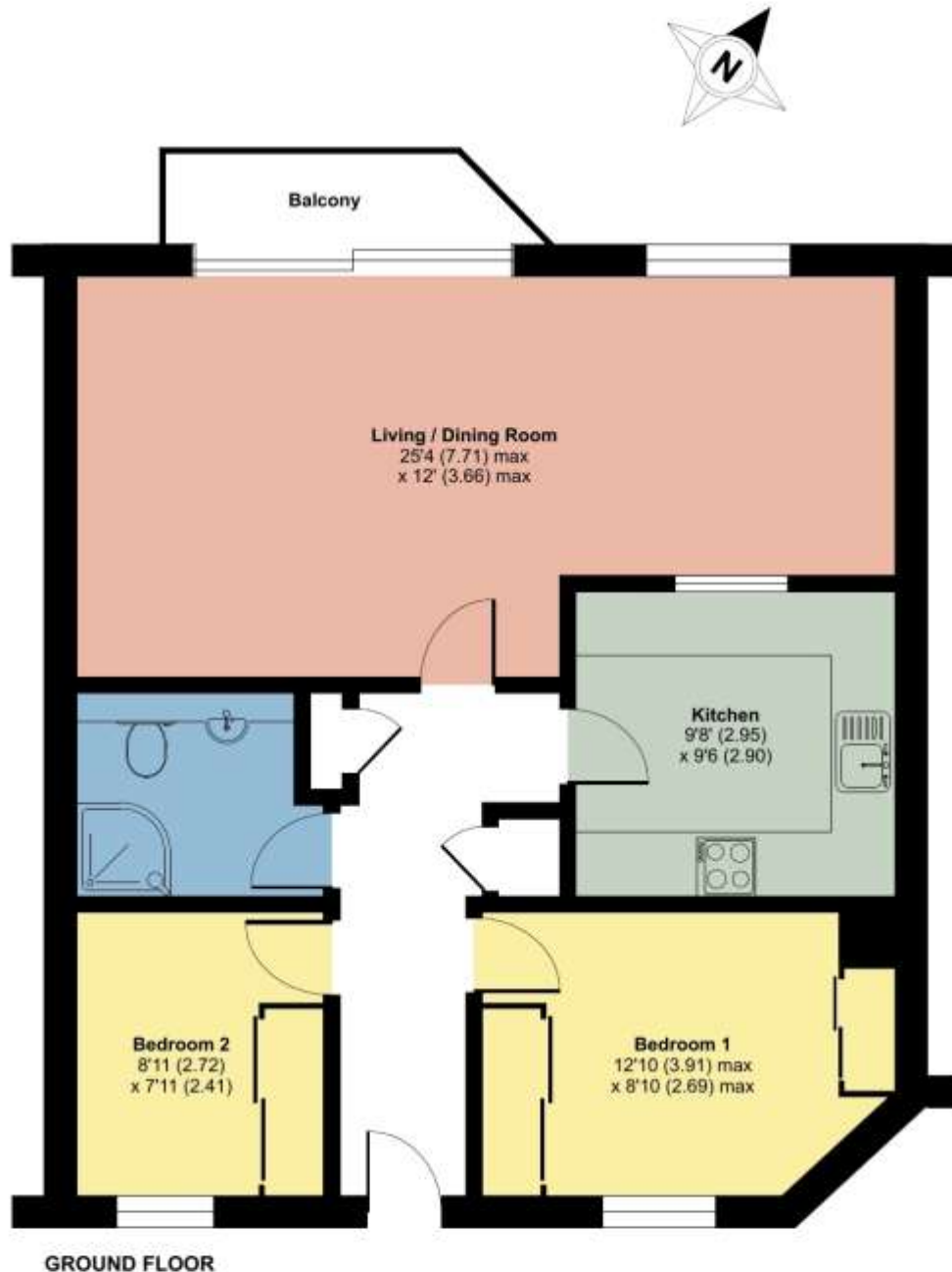


Bathroom

# Flat 16, Herons Quay, Sandside, Milnthorpe, LA7

Approximate Area = 722 sq ft / 67.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hackney & Leigh. REF: 1250195

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