



Arnside

£165,000

17 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.

Quick Overview

Over 55's Retirement Apartment
Situating in the Popular Village of Arnside
Located Within Close Proximity to the
Promenade
Two Bedrooms
Easy Walking to Amenities and Good
Transport Links
24 Hour On Call Service
Personal Alarm System
Lift To All Floors & Communal Areas
No Chain
Ultrafast Broadband Available*



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Ultrafast
Broadband



Allocated
Parking

Property Reference: AR2621



Entrance



Living Room



Living Room



Kitchen

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.

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

Step into the apartment and notice the space that is on offer which also conveniently features two built-in storage cupboards.

To the right, you'll discover a well-equipped kitchen featuring ample wall and base units, complemented by attractive work surfaces and tiled splashbacks, the kitchen boasts a Zanussi electric hob, Bosch Oven, space for a fridge freezer and plumbing for a washing machine, a handy serving hatch connects the kitchen to the living room, facilitating easy communication and serving options.

Moving on to the good-sized living room, you'll be greeted by an abundance of natural light and a delightful view of the communal garden. The living room also provides direct access to the balcony, allowing you to enjoy the peaceful surroundings.

Returning to the hallway, you'll find two comfortable bedrooms, both thoughtfully designed, both bedrooms are complete with built-in wardrobes to maximise storage space. Completing the apartment, the modern shower room features an electric shower in a spacious cubicle, a low-level WC, a basin, additional storage cupboards and conveniently placed handrails for added accessibility and safety.

Externally, 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.

Accommodation with approximate dimensions

Entrance Hall

Living Room 14' 4" x 10' 4" (4.37m x 3.15m)

Kitchen 10' 5" x 7' 6" (3.18m x 2.29m)

Bedroom One 14' 3" x 10' 5" (4.34m x 3.18m)

Bedroom Two 10' 11" x 7' 7" (3.33m x 2.31m)

Shower Room

Property Information

Tenure Leasehold with 93 years remaining on 125 year lease. The monthly service charge as of April 2025 is £303.93 and ground rent is £90 per annum. The charge includes an Estate Manager, emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.

Council Tax Band D - Westmorland & Furness Council

Services Mains electricity, mains water and drainage. Rointe electric radiators and Fischer electric water heater. Ultrafast broadband available.

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

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 ///cools.frantic.rebounded

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).



Kitchen



Bedroom One



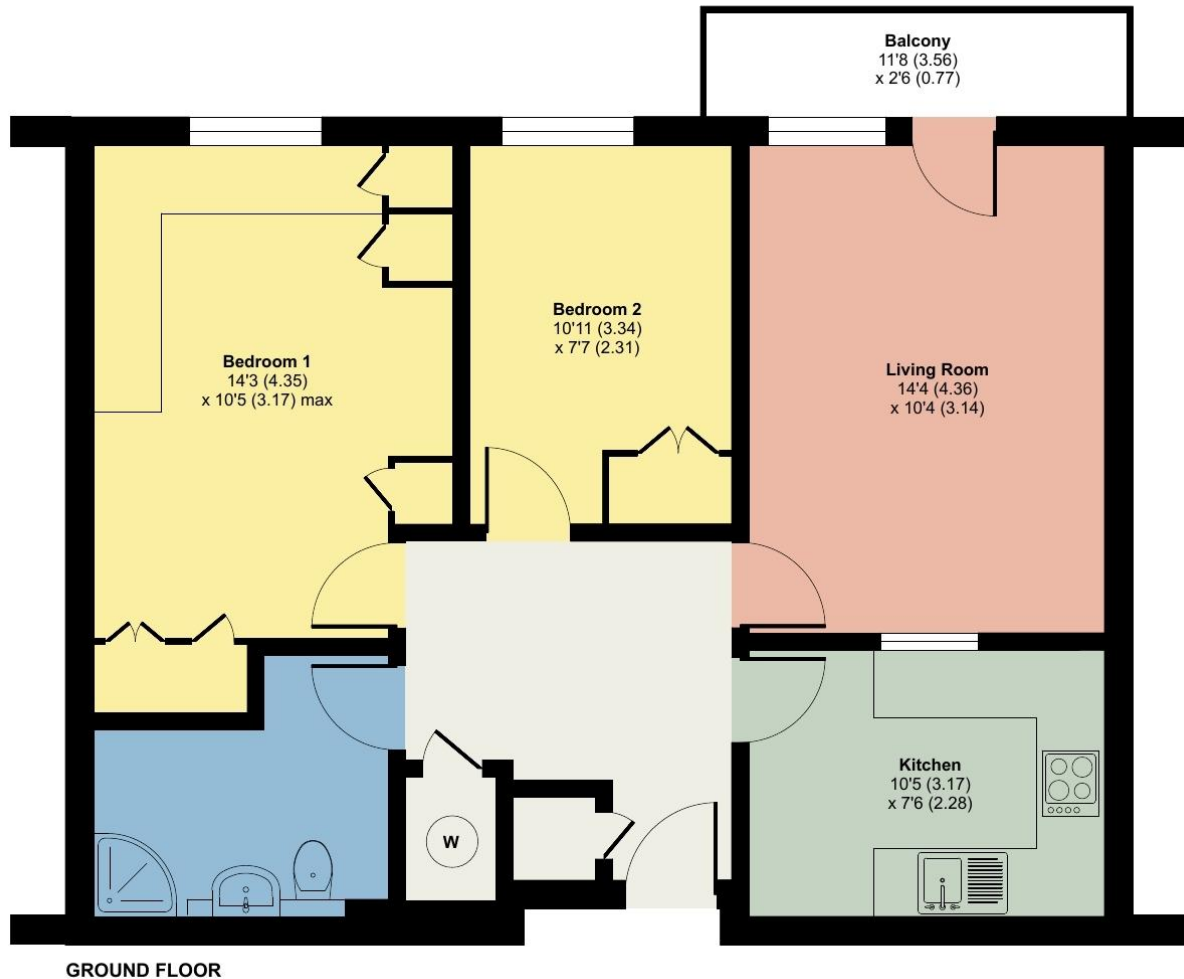
Bedroom One



Bedroom Two

Ashleigh Court, Station Road, Arnside, Carnforth, LA5

Approximate Area = 645 sq ft / 59.9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1257424

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