



Arnside

£185,000

7 Ashleigh Court , Station Road, Arnside, Cumbria, LA5 0JH

Step into the bright and contemporary apartment at 7 Ashleigh Court, part of a well-managed development by Anchor Hanover, exclusively designed for those aged 55 and over. With access to welcoming communal lounges and just a stone's throw from local amenities and national rail links, this apartment offers the perfect blend of comfort, convenience, and connectivity.

Quick Overview

Ground Floor Two Bedroom Apartment
Well Presented Throughout
Off Street Parking and Private Gardens
Over 55's with 24 hour On Call Service
through pendant system.
Nearby Bus and Rail Services
No Chain Delay
Walking distance to Local Amenities
Secure Storage Area and Lift to all Floors
Short Stroll to the Promenade
Superfast Broadband Available*



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Superfast
Broadband*



Off Dstreet
Parking

Property Reference: AR2636



Ashleigh Court



Kitchen



Kitchen



Kitchen

Ashleigh Court is located in the highly desirable village of Arnside. Arnside has a range of amenities, and selection of shops including a Post Office and general store which are located within a convenient short stroll along the promenade, also a bakery, a doctors surgery, dentist, library and sailing club. There are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside has a train station which is ideal for commuting to Lancaster, Preston, London and has a direct line to Manchester Airport, also to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North, the train station itself is located within 200 metres of Ashleigh Court providing handy and accessible travel. There is also the added bonus of the M6, which is also within easy reach The Lake District and The Yorkshire Dales National Park are just a 30 minute drive away.

Step into the spacious and contemporary apartment at 7 Ashleigh Court. Immediately to your right, you'll find a stylish shaker-style kitchen, well-equipped with a stainless steel sink unit, Bosch oven, with adequate space for white goods and fridge-freezer.

The bright and airy living room features a hinged glass door, giving direct access to the central courtyard and beautifully maintained communal grounds.

Down the hallway, the primary bedroom offers ample space for a double bed, built-in wardrobes, and delightful views over the grounds. The second bedroom provides additional storage and is ideally suited for a single bed or as a hobby or study space.

The modern bathroom is fitted with a three-piece suite, including a bath with overhead shower and a sleek wall-mounted vanity unit, combining function with style.

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 and car park.

Directions From the Arnside Office, turn right and Ashleigh Court is approximately 100 meters on the right hand side. The communal entrance is under the covered archway.

What3Words [///effort.limo.superhero](https://www.what3words.com/effort.limo.superhero)

Accommodation with Approximate Dimensions

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

Kitchen 10' 4" x 7' 6" (3.15m x 2.29m)

Bedroom One 15' 11" x 10' 5" (4.85m x 3.18m)

Bedroom Two 10' 10" x 7' 6" (3.3m x 2.29m)

Property Information

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

Council Tax Band D - Westmorland & Furness Council

Tenure Leasehold with 93 years remaining on 125 year lease. The monthly service charge is £305.93 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.

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

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).

Disclaimer 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 09/05/2025.



Living Room



Living Room



Living Room



Bedroom Two

Station Road, Arnside, Carnforth, LA5

Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n'checon 2025. Produced for Hackney & Leigh. REF: 1283789

A thought from the owners... "In such a popular area, this flat has a peaceful setting next to the residents private garden. The leasehold and maintenance agreements on the property, leave the owner free to take full advantage of it's superb location, next to a beautiful beach, close to Arnside Knott, and within easy reach of the whole Lake District. Perfect for everything from gentle strolls to serious hikes, and don't forget the cafes!"

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