



Arnside

£335,000

Apartment 9 Heathcliffe Court, Redhills Road, Arnside, Cumbria, LA5 0AT

A spacious and beautifully presented apartment enjoying panoramic views over the Kent Estuary towards the Cumbrian Fells. Located in a sought-after and well-maintained development, the property offers two double bedrooms, including a generous main bedroom with charming box bay window.

The spacious living room also features a box bay window framing the stunning views. Additional benefits include secure underground parking, a private storage area, well-kept communal gardens, and a range of scenic walks right on the doorstep.

Quick Overview

First Floor Apartment with Beautiful Views of the Kent Estuary and Cumbrian Fells
Secure Underground Parking
Communal Gardens
Two Double Bedrooms
Spacious Living Room with Box Bay Window
Walking Distance to the Promenade
Sought After Village Location
Close to Local Shops and Amenities
Well Presented Throughout
Ultrafast Broadband Available*



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Ultrafast*
Broadband



Allocated Parking

Property Reference: AR2665



Hallway



Bedroom One



Bedroom Two



Bathroom

This spacious first floor apartment offers well-laid-out accommodation with attractive views and easy access to local amenities. Set within a well-maintained building providing secure control entry point system, the apartment itself is accessed via a shared vestibule, leading into a spacious private hallway, which creates a welcoming first impression and provides access to all main rooms. A built-in storage cupboard off the hallway is ideal for coats, cleaning equipment, or general storage.

To the right is a modern and neatly finished four-piece shower room, comprising a shower enclosure with rainfall shower, WC, pedestal wash basin, and bidet. The space is tiled and includes a heated towel rail, offering comfort and convenience.

The apartment has two generously sized double bedrooms. Bedroom Two is light and airy, with pleasant views towards the estuary, and benefits from its own private en suite-fitted with a shower enclosure, WC, pedestal basin, and towel radiator, making it perfect for guests or family.

Bedroom One is larger and features a box bay window, offering uninterrupted views over the estuary. The room is well equipped with a range of fitted wardrobes, providing ample storage without compromising on space.

The galley-style kitchen is practical and well-designed, with a good range of wall and base units, complementary work surfaces, and a composite one-and-a-half sink and drainer positioned beneath a window looking out towards Arnside Knott. There is an electric oven with four-ring hob and extractor hood, along with space and plumbing for a dishwasher, washing machine, and upright fridge freezer.

From the kitchen, double doors lead into the spacious and naturally bright living room. Another box bay window adds character and frames attractive estuary views, while a gas fire (not currently in operation), set on a hearth with a mantelpiece, provides a cosy focal point. To one side of the fireplace is a built-in alcove, ideal for books or display items, along with a useful storage cupboard below.

Externally, the apartment benefits from an allocated parking space and a private storage cupboard within a secure, gated underground garage - conveniently accessed via internal stairs to the lower ground floor. Residents also have access to beautifully landscaped communal gardens, thoughtfully planted with mature shrubs and greenery, offering a peaceful space to relax and enjoy the

surroundings.

Accommodation (with approximate dimensions)

Living Room 18' 11" x 14' 3" (5.77m x 4.34m)

Kitchen 14' 7" x 6' 11" (4.44m x 2.11m)

Bedroom One 13' 11" x 18' 8" (4.24m x 5.69m)

Bedroom Two 12' 8" x 10' 6" (3.86m x 3.2m)

Bathroom 5' 9" x 7' 10" (1.75m x 2.39m)

Bedroom Two En Suite 6' 0" x 6' 3" (1.83m x 1.91m)

Property Information

Tenure Leasehold - Subject to the remainder of a 999 year lease dated the 25th October 1991. The service charge is currently £256.02 per month as of April 2025, to include: water rates, window cleaning, maintenance of the communal area's, gardening and all building maintenance except that inside the apartment itself.

Council Tax Band E Westmorland & Furness Council

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

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

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Directions From the Arnside Office, proceed along the Promenade bearing left at The Albion pub onto Silverdale Road. Turn right onto Redhills Road and Heathcliffe Court is further down the road on the right hand side.

Viewings Strictly by appointment with Hackney & Leigh.

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).



Living Room



Kitchen



Living Room Far Reaching Views



Far Reaching Views



Approximate total area^m
104.5 m²
1124 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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