



# Arnside

£270,000

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

4 Wood Close Gardens is a well-presented two-bedroom apartment set within private grounds in the sought-after village of Arnside. Blending character features with contemporary style, the property has been sympathetically modernised and offers bright accommodation with a neutral finish throughout.

Ideally positioned within walking distance of local amenities, it also benefits from a garden and parking, making it a superb opportunity.

## Quick Overview

- Two Bedroom Apartment
- Period Features
- Allocated Parking
- Close to Amenities
- Communal Gardens
- Well Presented Throughout
- Local Walks Nearby
- Central Location, Close to Promenade
- Ultrafast Broadband Available\*



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Ultrafast\*  
Broadband

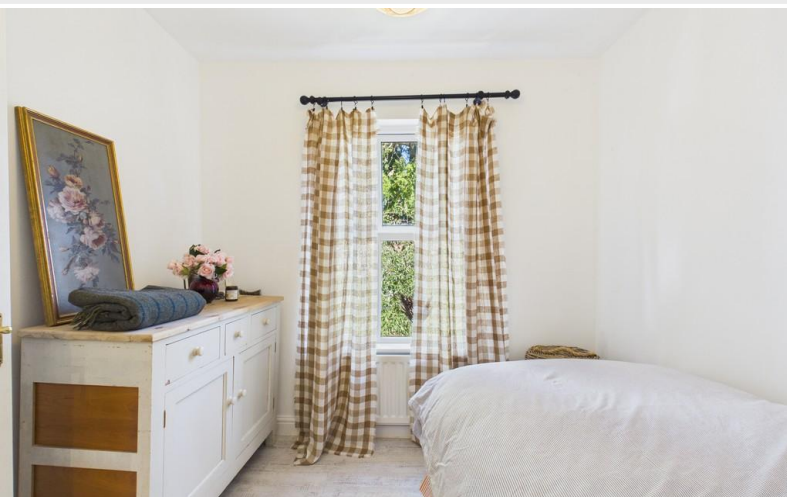


Allocated Parking  
Space & Visitor  
Parking

Property Reference: AR2688



Bathroom



Bedroom Two



Hallway



Bedroom One

Step through the front door into a bright and welcoming entrance hallway, which provides access to the main living accommodation and sets the tone for the rest of the home.

To the right is a stylishly appointed bathroom, thoughtfully designed with a classic roll-top bath, a traditional high-level WC, hand wash basin, towel radiator, and attractive tiled finishes, creating a timeless and elegant feel.

Adjacent is Bedroom Two, a well-proportioned single room that feels light and airy, featuring neutral décor and a pleasant outlook over the side garden-ideal as a guest room or home office.

Further along the hallway is Bedroom One, accessed via a glazed concertina door. This is a bright and stylish retreat, enhanced by a deep windowsill and a lovely outlook onto the side garden, offering a peaceful space.

The hallway then opens into a charming open-plan kitchen and dining area, styled in a French chic theme that blends character with practicality. A delightful picture window draws in natural light, while wooden worktops and a matching splashback add warmth and texture. The space also includes a ceramic sink, a traditional range-style oven with hot plates, and built-in shelving, making it both functional and full of character-perfect for everyday living and entertaining.

Double doors lead through to the living room, a beautifully light and spacious area with dual-aspect sash windows to the front and side. A wood mantelpiece provides character and a focal point.

Externally, the property enjoys a patio area with space for outdoor seating, ideal for relaxing or entertaining during the warmer months. The property also benefits from one allocated parking space, additional visitor parking, and a convenient bin store located at the entrance to the grounds, adding to the overall practicality of the home.

#### Accommodation (with approximate dimensions)

Living Room 12' 5" x 13' 2" (3.78m x 4.01m)

Kitchen 8' 11" x 9' 11" (2.72m x 3.02m)

Bedroom One 10' 4" x 10' 0" (3.15m x 3.05m)

Bedroom Two 8' 6" x 8' 3" (2.59m x 2.51m)

Bathroom 7' 3" x 5' 8" (2.21m x 1.73m)

## 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 £189.00 (as of 2026/2027), this includes buildings insurance and garden maintenance.

Can only be used as a single dwelling house no holiday letting allowed.

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

**Council Tax Band C** Westmorland and Furness Council.

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

**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.

**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



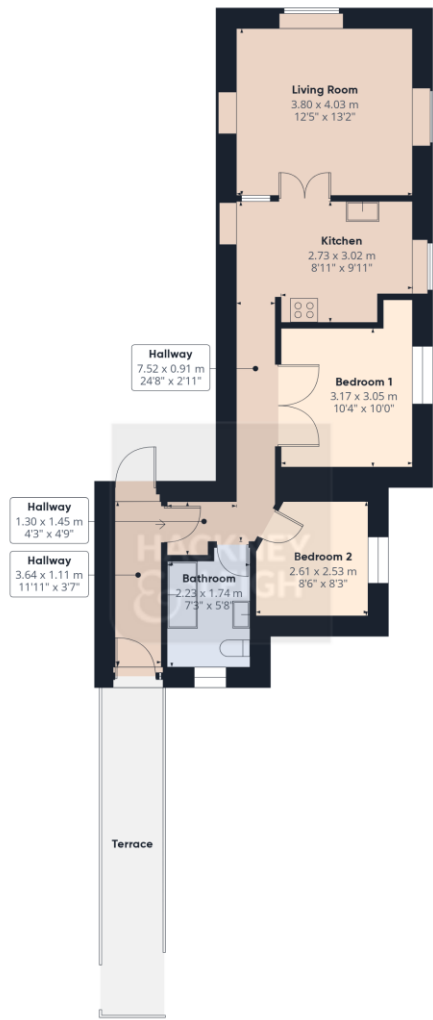
Views



Living Room



Allocated Parking



Approximate total area<sup>(1)</sup>  
58.5 m<sup>2</sup>  
629 ft<sup>2</sup>

(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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