



# Arnside

£170,000

Flat 4 Broadlands, Church Hill, Arnside, Cumbria, LA5 0DF

This first-floor apartment offers a well-maintained one-bedroom home in a sought-after central village location, with lovely views across the estuary towards the Lakeland fells providing an attractive and ever-changing outlook.

The accommodation includes an entrance hall, one bedroom, bathroom, a spacious living room/diner, kitchen, and a separate utility/store room. Externally, the property benefits from an allocated parking space as well as shared visitor parking. Well suited as a lock-up-and-leave, a low-maintenance home, or an investment opportunity, this property combines practicality with a desirable setting and outlook.

## Quick Overview

- One Bedroom First Floor Apartment
- Stunning Far Reaching Estuary and Fell Views
- Open Plan Kitchen / Dining / Living Space
- Separate Utility / Store Room
- No Onward Chain
- Close to Local Amenities
- Allocated Parking and Visitor parking
- Superfast\* Broadband Available



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Superfast\*  
Broadband



Allocated Parking

Property Reference: AR2693



Hallway



Kitchen Area



Open Plan Kitchen Living Dining Room



Shower Room

Broadlands is located in the highly desirable village of Arnside, with the promenade on the doorstep boasting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arnside Knott. Arnside has a range of amenities including a primary school, a doctors surgery, dentist, library, Post Office, playing field and sailing club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community. Arnside is the starting point for the famous CrossBay walk to Grange Over Sands led by the Kings guide to the sands.

The village has a convenient train station with an approximately hourly service with through trains to Lancaster, Preston, Manchester/Airport and Carlisle via the Coast. The M6 J35 or J36 are 20 minutes away. The Lake District is close by and The Yorkshire Dales National Park is just a 30 minute drive away.

Enter the communal entrance hall, with steps leading up to the entrance of Flat 4. On entering the property, the hallway gives access to all main rooms.

To the right is the open-plan kitchen/dining/living room, a good-sized space which enjoys far-reaching views across the Kent Estuary and Lakeland fells beyond, framed by a bay window that also brings in plenty of natural light. The kitchen is fitted with a range of wall and base units with worktops over, incorporating an electric oven and grill, newly fitted induction hob with extractor above, sink with drainer, breakfast bar-style seating area, and space for an upright fridge freezer.

Returning to the hallway, the bedroom is located to the left at the rear of the property and provides space for bedroom furniture and storage.

Further along the hallway is the shower room, fitted with a three-piece suite comprising a shower enclosure, WC, and vanity unit with inset wash hand basin, along with a towel radiator and a useful fitted storage cupboard.

The property also benefits from a separate utility/store room located along the communal corridor, for the sole use of Flat 4, with plumbing and space for a washing machine.

Externally, there is an allocated parking space together with shared visitor parking.

**Accommodation (with approximate dimensions)**

**Open Plan Kitchen / Dining / Living Room** 20' 9" x 11' 10" (6.32m x 3.61m)

**Bedroom** 11' 0" x 8' 10" (3.35m x 2.69m)

**Shower Room** 14' 6" x 4' 2" (4.42m x 1.27m)

## Property Information

**Tenure** Leasehold. Subject to a 999 year lease dated the 5th May 1986 (956 years remaining). There is an annual ground rent of £10. A copy of the lease is available for inspection at the office.

N.B. This property cannot be used for the purposes of holiday letting.

**Council Tax Band B** Westmorland and Furness Council

**Services** Mains drainage, water and electricity.

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

**Directions** Entering Arnside under the railway bridge turn right onto Station Road, proceed along the Promenade and turn left onto Silverdale Road. Turn first left onto Church Hill and No 12 Broadlands can be found on the right opposite Lindale Close.

**What3Words** ///nail.pickup.grouping

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

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Living Area



Bedroom



Bedroom



Elevated Far Reaching Views



Communal Landing

Shower Room

4.42 x 1.29 m  
14'6" x 4'2"

Bedroom

3.35 x 2.72 m  
11'0" x 8'10"

Hallway

2.39 x 2.83 m  
7'9" x 9'3"

Open Plan Kitchen  
/ Living / Dining Room

6.35 x 3.62 m  
20'9" x 11'10"

Approximate total area<sup>m</sup>

45.5 m<sup>2</sup>  
491 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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