



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

1 Ashleigh Court – Arnside



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Leasehold £200,000



Features

- Bright and spacious ground floor apartment within a well maintained over 55's complex.
- Generous living room with glass door opening on to a private garden.
- Two bedrooms with built in storage, one is a generous double.
- Modern shower room with electric shower.
- Secure entry system and communal facilities, including a residents lounge and well maintained gardens.

Set on the ground floor of a well-maintained over-55s complex, this bright and thoughtfully designed two-bedroom apartment offers both comfort and practicality. A welcoming hallway provides access to all areas of the home and features two generous storage cupboards, one of which houses the hot water cylinder. The modern kitchen is well-appointed with a range of wall and base units, complemented by stylish blue worktops. Integrated appliances include an electric oven and hob, fridge/freezer, and washing machine, creating a functional and attractive space for everyday living. The spacious living room is flooded with natural light, thanks to large glazed door that open directly

onto a private garden, providing the perfect setting for relaxing, gardening, or entertaining guests. Positioned to the front of the property, the principal bedroom offers a peaceful retreat with ample built-in storage and space to comfortably accommodate a king-size bed. The second bedroom is bright and versatile, ideal as a guest bedroom, home office, dressing room, or hobby space, and also benefits from a built-in cupboard. Completing the accommodation is a smart, low-maintenance wetroom, fitted with contemporary full-height wall panels, a walk-in electric shower, WC, and wash hand basin. This well-presented apartment combines

comfortable, low-maintenance living with excellent storage and private outdoor space, making it an ideal choice for those seeking a relaxed lifestyle within a friendly over-55s community. Residents also benefit from unallocated parking, offered on a first-come, first-served basis. The private and secure communal gardens are designed to be enjoyed, featuring well-maintained lawns, mature trees, vibrant planting, and a raised patio seating area perfect for relaxing outdoors. Towards the rear of the development, there is a secure storage area, with each flat having its own private, lockable store.



Entrance Hall - The entrance hall immediately sets a welcoming tone, enhancing the sense of space and light throughout the home. Natural light flows through from the lounge, creating a bright and inviting first impression, while two built-in storage cupboards provide excellent everyday practicality and offer valuable space for keeping household essentials neatly organised and out of sight. Ideal for coats, cleaning equipment, linen, and seasonal items, they help maintain a clutter-free environment while ensuring everything remains easily accessible.

Shower Room - This thoughtfully converted wet room has been designed with both safety and practicality in mind, creating a stylish and accessible space that is easy to use and maintain. The open-plan layout provides excellent freedom of movement, while the level-access shower area offers convenience and reassurance. Contemporary fittings complement the modern design, and the waterproof finishes ensure durability as well as ease of cleaning.

Bedroom One - This double bedroom benefits from a range of fitted furniture, providing exceptional storage without compromising on space or style. Light and inviting, this comfortable ground floor room enjoys a peaceful atmosphere, making it the perfect retreat at the end of the day.

Bedroom Two - A well-presented second bedroom featuring attractive fitted furniture that provides excellent storage while maximising the available space, cosy and welcoming, it offers a practical and versatile room for guests, family, or home working.

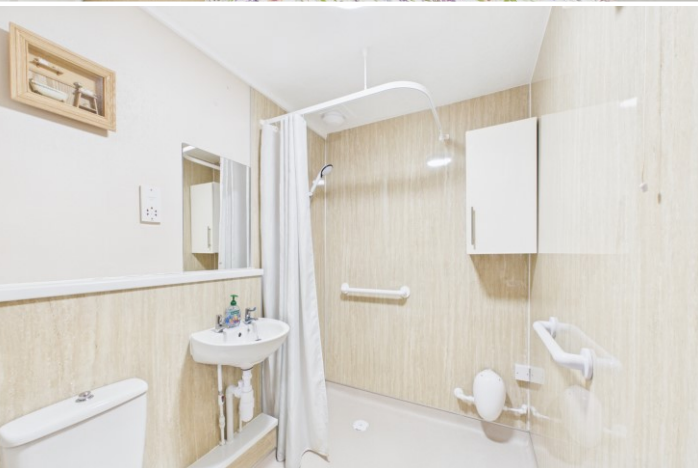


Lounge - The elegant lounge is a wonderfully bright and welcoming space, enhanced by cornice detailing that adds character and a sense of refinement. A large window allows natural light to flood the room throughout the day, creating an airy and inviting atmosphere, while a glazed door provides direct access out to a private garden area. Perfect for enjoying the outdoors, this charming space offers room for potted plants and outdoor furniture, creating a peaceful spot to relax with a morning coffee or unwind in the evening sunshine.

Kitchen - The kitchen is thoughtfully designed to combine practicality with everyday comfort with a generous window allowing natural light to pour in, creating a bright and welcoming space. Fitted with a comprehensive range of wall and base units, the kitchen offers excellent storage alongside integrated appliances, including a fridge, freezer, and hob, with additional space for a washing machine. The efficient layout ensures everything is conveniently within easy reach, making meal preparation both simple and enjoyable.

Externally

Benefitting from residents' parking, the development also features private and secure communal gardens, with well-maintained lawned areas, mature trees and planting, together with a raised patio seating area for residents to enjoy. To the rear of the development, there is a secure storage area, with each apartment benefitting from its own private lockable store. A particular advantage of this property is its own private garden area, which is directly accessible from the apartment via the patio doors, offering a seamless connection between indoor and outdoor living spaces.



Useful Information

Property built - 1992.

Tenure - Leasehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Electric storage heaters.

Drainage - Mains.

A 125 year lease dated from 15th December 1992.

Service charge is £305.93 per month.

Ground rent is £90 per year.

These costs includes an estate manager, an emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.

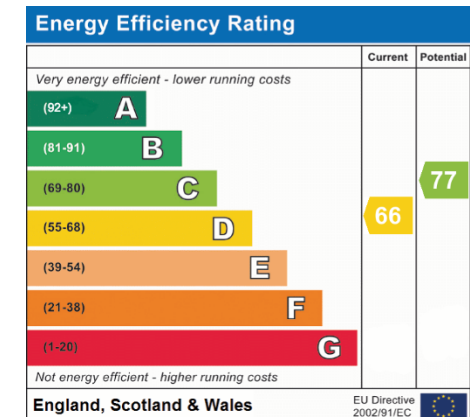
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