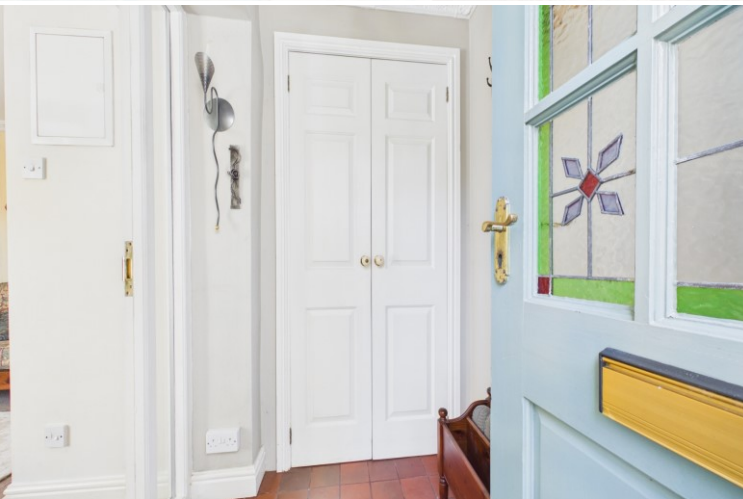




WATERHOUSE
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1 Wood Close Gardens - Arnside





Features

- 2 bedroom ground floor apartment
- Parking for two vehicles
- Original features throughout
- Offered with no onward chain
- Close to village centre and promenade
- Mature lawns and planted borders to enjoy
- Flat benefits from its own private garden

A beautifully presented two-bedroom ground-floor apartment, ideally located in the heart of the highly sought-after village of Arnside. Offered with no onward chain, this property presents an excellent opportunity to create your ideal home, appealing to a wide range of buyers. The attractive front garden frames the property perfectly, with two conveniently positioned parking spaces providing direct access to the elegant entrance. Inside, a spacious hallway with built-in storage leads through to a well-equipped kitchen. The generous living room,

rich in original features, offers a charming and inviting space to relax and entertain. There are two bedrooms, with the principal bedroom benefitting from a full wall of fitted wardrobes and direct access to the rear outdoor space. The bright and thoughtfully designed bathroom serves the property, complete with a stylish P-shaped bath. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores - one being a few minutes walk

away, a doctors surgery, pharmacy, a primary school, 2 pubs, a trendy new bar and eatery and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster- Manchester- Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling- tennis courts- a popular sailing club and both a football and cricket club.



Entrance hallway - A warm and welcoming front porch, enhanced by beautifully stained or coloured glass panels on both the interior and exterior doors, creates an inviting first impression. This practical space offers a convenient spot for shoes and coats, gently bridging the transition into the home. The glazed front door allows natural light to softly filter into the entrance hall, enhancing the sense of comfort, brightness, and openness throughout.

Living room - A bright and spacious living room enjoying stunning views across the gardens, beautifully flooded with natural light. The room retains charming period features, including cornicing and traditional shutters, adding both character and timeless appeal. The original fireplace has been thoughtfully adapted into a stylish decorative alcove, now housing an electric wood-burner-effect stove, creating a warm and inviting focal point.

Bathroom - A spacious, thoughtfully planned bathroom finished in a neutral colour scheme to create a calm and timeless feel. The room features a full-size bath with an overhead shower, offering both practicality and comfort. To maximise floor space and maintain an open layout, both the toilet and sink are positioned neatly into corners. This clever arrangement frees up the central area, providing flexibility for freestanding furniture such as storage units or decorative pieces. A heated towel rail adds a touch of luxury while ensuring warmth and convenience.





Kitchen - The fully fitted kitchen/diner forms a cosy and welcoming heart of the home, a place where everyday life naturally unfolds. Equipped with a Miele induction hob and Electrolux double oven with integrated grill, (currently there is an electrical socket at the rear but would require a dedicated cooker socket to be fitted) it's ideal for preparing comforting meals, whether it's a quiet evening in or a relaxed gathering with loved ones. The space enjoys an abundance of natural light, creating a soft and inviting atmosphere, while still feeling intimate and homely. There is ample room for a dining table, perfect for sharing meals and conversation, along with space for a freestanding fridge freezer, blending practicality with comfort.

Bedroom 1 - A beautifully light and airy main bedroom, thoughtfully designed with integral wardrobes and fitted drawers, providing generous storage throughout. Large windows allow natural light to flood the space, creating a calm and tranquil atmosphere. A door leads directly onto a patio, offering a seamless connection between the bedroom and the outdoors.

Bedroom 2 - A beautifully light and airy second bedroom, cleverly designed to maximise natural brightness. A striking hexagonal opaque glass feature allows daylight to gently filter through, creating a soft, luminous ambience while maintaining privacy. The room also benefits from direct access to a rear outdoor space via a separate door, seamlessly connecting indoor comfort with fresh open air.

Storage room - A useful storage space conveniently located off the bedroom, housing the boiler and offering generous shelving—perfect for keeping life organised and clutter-free.

Externally - The attractive front garden sets the tone beautifully, offering a delightful space to sit out, surrounded by mature planting and with direct access to the elegant entrance. Two conveniently positioned parking spaces sit to the front, along with the added benefit of a communal shed for storage. To the rear, a private outdoor area—accessed from the bedroom—provides a peaceful retreat, with ample room for seating to relax and enjoy the tranquil surroundings.



Useful Information

House built - Approx. 1810 and converted in 1999.

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

Heating - Gas central heating.

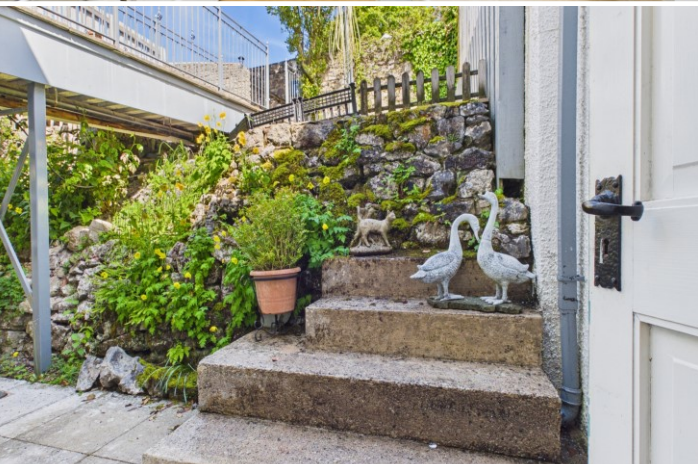
Drainage - Mains.

Tenure - Leasehold.

- 999 year lease from the 1st Jan 1998

- Service charge: £2,550.00 per year, for the upkeep of the shared grounds and window cleaner, 25% building maintenance.

What3Words location - [///sunk.pits.deodorant](https://www.what3words.com/sunk.pits.deodorant).



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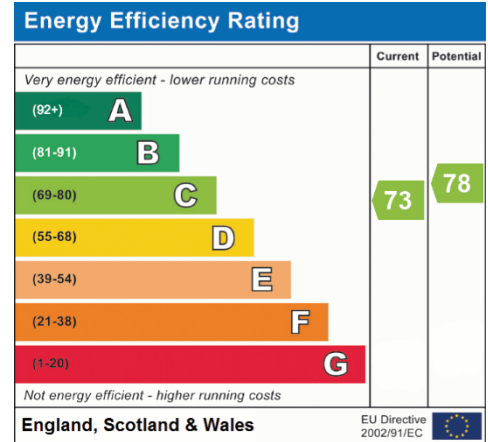


Approximate total area⁽¹⁾
61.3 m²
661 ft²

(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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