



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

4 Heathcliffe Court - Arnside





Features

- 2 double bedrooms and a single bedroom - the master benefits from an en-suite
- A ground floor apartment with an additional lower floor to utilise
- One parking space available within a secure garaged area
- Wonderful communal gardens to enjoy
- Beautiful views of the surrounding gardens

A beautifully presented ground floor apartment located in Arnside, enjoying attractive open views over the gardens. This stylish and well-proportioned home offers both comfort and practicality, with accommodation arranged over two floors. It comprises two double bedrooms and a versatile single bedroom, along with two bathrooms—one on each floor—for added convenience. At the heart of the home is a thoughtfully designed kitchen, incorporating a bright and inviting dining area, ideal for both everyday living and entertaining. The spacious

living room benefits from an abundance of natural light and delightful garden views, creating a warm and relaxing atmosphere. Further advantages include a private, gated underground garage, access to immaculately maintained communal gardens, and the added benefit of no onward chain. 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 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.



GROUND FLOOR

Hallway - A bright and spacious hallway provides a welcoming first impression, offering ample space for coat storage and access to all principal rooms. It also features a staircase leading down to the lower ground floor. A lovely wooden floor runs throughout, complemented by a charming feature alcove—perfect for use as a bookcase or for displaying treasures.

Living room - A spacious, light-filled room provides the perfect setting for family and friends to relax and spend time together. The expansive box bay window not only allows natural light to flood the space but also offers pleasant open views of the garden, enhancing the bright and airy feel. A feature gas fireplace, set within an elegant marble surround, creates a warm and cosy focal point. From this room, there is convenient access through to the kitchen/diner.

Kitchen diner - A well-proportioned kitchen diner offers both practical cooking space and a dedicated area for a dining table within the feature box bay window, all complemented by lovely open views of the garden. The kitchen is fitted with a good range of shaker-style cabinetry, paired with dark work surfaces that extend seamlessly into a peninsula, creating a sociable and functional layout. Integrated appliances include an oven, induction hob with extractor over, and dishwasher, with additional space provided for a washing machine and tall fridge freezer. This is a truly sociable space, enhanced by an abundance of natural light.





Bedroom 1 - A spacious double bedroom filled with natural light, benefitting from a charming bay window that offers pleasant open views of the garden. The room is further enhanced by attractive wooden flooring, adding warmth and character.

En-suite - The en-suite is fitted with a shower cubicle featuring a mains-fed shower, alongside a WC and a hand basin set within a vanity unit, providing practical and tidy storage. A heated towel rail adds comfort, while the walls are finished with tiled splashbacks and complemented by a fully tiled floor.

Bedroom 2 - A versatile single bedroom that can be used as such or adapted to suit a home office or hobby room. The space also benefits from a walk-in cupboard, providing excellent storage.

LOWER GROUND FLOOR

Hallway - A lower ground floor hallway providing access to all rooms on this level, finished with a practical tiled floor.

Bedroom 3 - A ground floor double bedroom featuring a tiled floor and a door providing direct access out to the beautiful gardens and terrace.

Bathroom - A four-piece bathroom suite serves this floor, comprising a WC, bidet, bath with overhead shower attachment, and a hand basin set within a vanity unit for convenient storage. The space is finished with a tiled floor and complementary tiled splashbacks, creating a clean and cohesive look.

Externally

The property benefits from an allocated parking space within a private, secure underground garage, complete with a personal storage cupboard. The garage is gated for added security and can also be accessed via an internal staircase, offering extra convenience. Residents can enjoy beautifully landscaped communal gardens, thoughtfully planted and meticulously maintained to provide year-round colour and interest. The grounds offer ample space to relax, socialise, or simply unwind in a peaceful setting.



Useful Information

Property built - 1992.

Tenure - Leasehold.

- Length of lease 999 years from 1994.

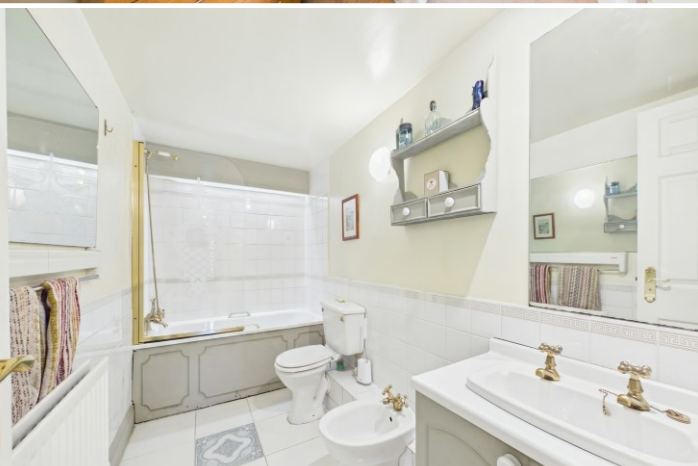
- Service charge £3899 per annum.

- Included in the service charge cost: water rates, external and communal decorating, communal area lighting, window cleaning, gardening, building maintenance, cleaning of communal areas, buildings insurance, fire alarm maintenance, building management fees.

There are 16 apartments and all owners are members of the management company.

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

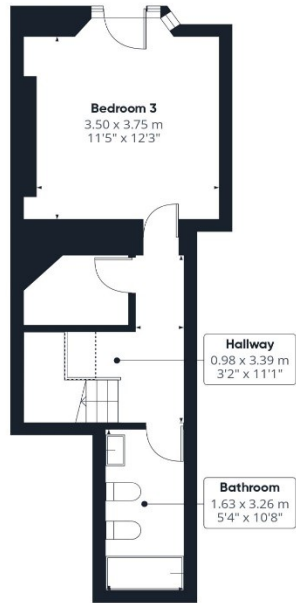
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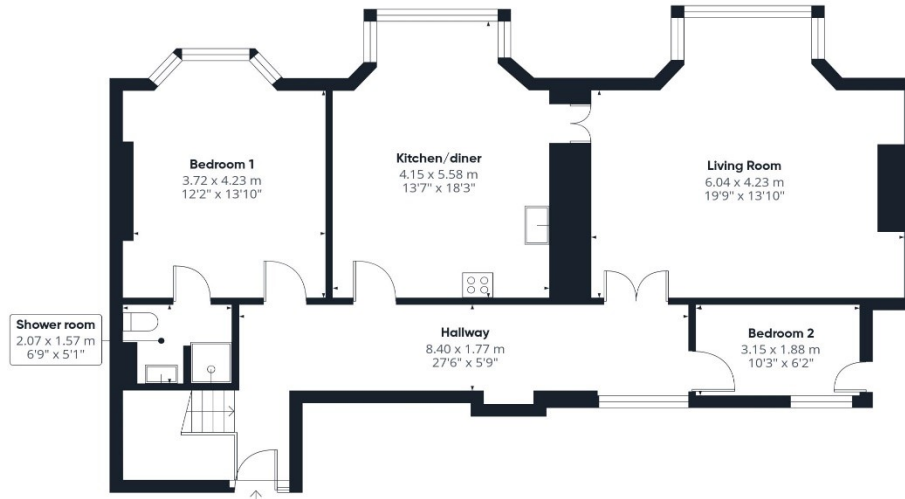
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

124.4 m²
1339 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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