



Arnside

£170,000

32 Ashleigh Court, Station Road, Arnside, Cumbria, LA5 0JH

Situated in the desirable residential area of Arnside, Ashleigh Court is a purpose-built development for individuals aged 55 and over. It offers a range of amenities, including communal lounges, beautifully maintained gardens, an on-site manager, and convenient residents' parking. This one-bedroom apartment, located on the second floor, features a well-presented interior, generous living space, and pleasant views of the meticulously kept communal gardens.

Quick Overview

Second Floor One Bedroom Retirement
Apartment

Beautifully Presented Throughout

Lift to all Floors & Secure Storage Area

Over 55's with 24 hour On Call Service
through pendant system.

Located in the Picturesque Village of Arnside

Walking Distance to Local Amenities

Nearby Public Transport Links

Short Stroll to the Promenade

No Chain

Superfast Broadband Available*



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Superfast
Broadband*



Off Street
Parking

Property Reference: AR2628



Communal Gardens



Kitchen



Kitchen



Kitchen

Ashleigh Court is located in the highly desirable village of Arnside. Arnside has a range of amenities, and selection of shops including a Post Office and general store which are located within a convenient short stroll along the promenade, also a bakery, a doctors surgery, dentist, library and sailing club. There are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside has a train station which is ideal for commuting to Lancaster, Preston, London and has a direct line to Manchester Airport, also to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North, the train station itself is located within 200 metres of Ashleigh Court providing handy and accessible travel. There is also the added bonus of the M6, which is also within easy reach The Lake District and The Yorkshire Dales National Park are just a 30 minute drive away.

Upon entering 32 Ashleigh Court, you're immediately welcomed by a warm and homely atmosphere. The spacious, light-filled hallway offers excellent storage options and a convenient loft hatch-ideal for keeping the home neat and organised.

To the left, the kitchen features classic white wall and base units, complemented by a marble-effect work surface and tiled splashback. It's well equipped with a stainless steel one-and-a-half sink unit, electric oven and hob, and space for a fridge freezer. A handy serving hatch opens into the living/dining area-perfect for hosting and entertaining.

The bright and airy living room is a standout feature, with double doors opening onto a Juliet balcony that overlooks the beautifully maintained communal gardens-offering a peaceful and scenic setting.

Across the hallway, the generously sized bedroom includes fitted wardrobes and overhead storage, with a window once again showcasing those lovely garden views and flooding the room with natural light.

The bathroom is fitted with a traditional three-piece suite, including a pedestal sink, bath with overhead shower. There is also additional storage provided by a charming vanity unit-combining style and practicality.

Outside Area & Parking Ashleigh Court has a communal outside patio seating area which provides the perfect spot to relax and soak up the fresh air. In addition to the patio, the property boasts a well-maintained landscaped communal garden and car park.

Directions From the Arnside Office, turn right and Ashleigh Court is approximately 100 meters on the right hand side. The communal entrance is under the covered archway.

What3Words ///bystander.mimes.cascade

Accommodation (with approximate dimensions)

Living Room 18' 2" x 14' 4" (5.54m x 4.37m)

Kitchen 10' 4" x 7' 8" (3.15m x 2.34m)

Bedroom One 15' 8" x 10' 5" (4.78m x 3.18m)

Bathroom

Property Information

Services Mains electricity, main water and drainage. Electric storage heaters.

Council Tax Band D - Westmorland & Furness Council

Tenure Leasehold with 93 years remaining on 125 year lease. The monthly service charge is £321.44 and ground rent is £90 per annum. The charge includes Estate Manager, emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.

Viewings Strictly by appointment with Hackney & Leigh.

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

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*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/05/2025.

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).



Living/ Dining Room



Living Room



Living Room

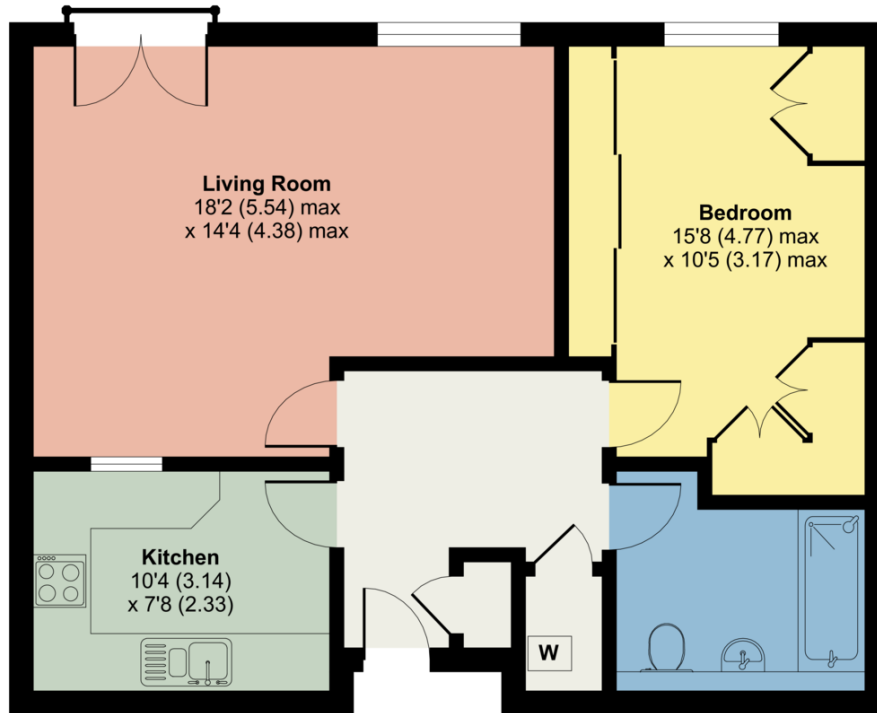


Living Room

Ashleigh Court, Station Road, Arnside, Carnforth, LA5

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1286571

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