



Arnside

£295,000

1 Heathcliffe Court, Redhills Road, Arnside, Cumbria, LA5 0AT

Set within the popular Heathcliffe Court development, this two-bedroom ground-floor apartment enjoys an excellent location in the coastal village of Arnside. The property benefits from attractive communal gardens and an allocated space within the secure underground car park. The promenade, local shops and everyday amenities are all easily accessible on foot. Offered for sale with no onward chain, this property presents an appealing opportunity to enjoy village living in a desirable setting.

Quick Overview

Ground Floor Apartment
Two Bedrooms, Two Bathrooms
No Onward Chain
Sought After Village Location
Secure Gated Underground Parking
Communal Gardens
Opportunity to Update and Upgrade
Close to Local Shops and Amenities
Walking Distance to the Promenade
Ultrafast Broadband Available*



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Ultrafast*
Broadband

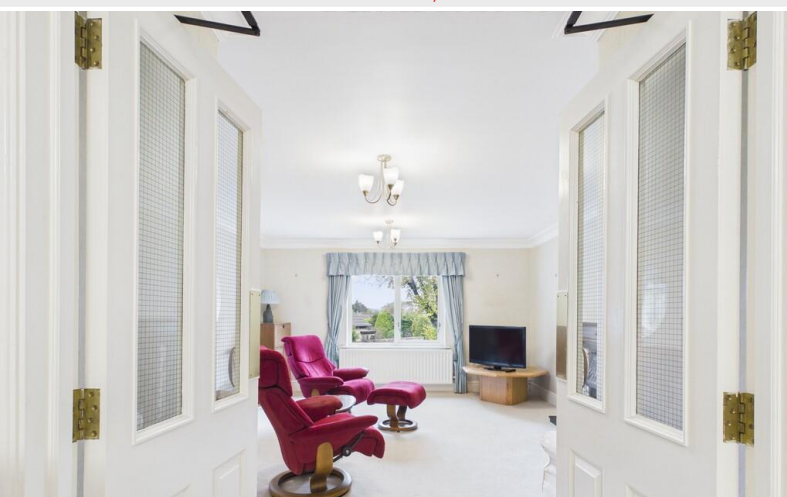


Secure Gated
Allocated Parking

Property Reference: AR2710



Hallway



Living Room



Bathroom



Kitchen

Upon entering Heathcliffe Court, proceed into the atrium, where Apartment 1 is the first door on the left. The apartment opens into a spacious and light-filled entrance hallway, providing access to all principal rooms.

The bathroom is situated immediately to the left and comprises a pedestal wash hand basin, WC, bath with shower over and shower screen.

Continuing along the hallway, the dining kitchen offers an excellent range of wall and base units with complementary work surfaces and a breakfast bar. Integrated and built-in appliances include a fridge freezer, Bosch eye-level electric oven, De Dietrich microwave, integrated washing machine, stainless steel one-and-a-half-bowl sink and drainer, Bosch electric hob, extractor hood and Bosch warming drawer. There is ample space for a dining table and chairs, together with an additional area suitable for a study space if required.

Double doors lead from the kitchen into the attractive living room, which benefits from a feature porthole window and an additional side window, allowing natural light to flow into the room. A traditional-style coal-effect gas fire with an attractive surround creates a charming focal point.

Returning to the entrance hallway, there is a useful airing cupboard, with the hallway continuing to two well-proportioned double bedrooms. Bedroom one benefits from fitted wardrobes and an en-suite shower room, featuring a generous shower enclosure with built-in seating, a vanity unit incorporating a wash hand basin, WC and additional storage.

Externally, Apartment 1 enjoys the benefit of an allocated parking space and a private storage cupboard within the secure, gated underground garage, conveniently accessed via internal stairs to the lower ground floor.

Residents also have access to beautifully landscaped communal gardens, thoughtfully planted with mature shrubs and greenery to create a peaceful setting in which to relax and enjoy the surroundings. The gardens offer far-reaching views across the estuary towards the Lakeland fells and viaduct, providing a particularly



Living Room



Kitchen



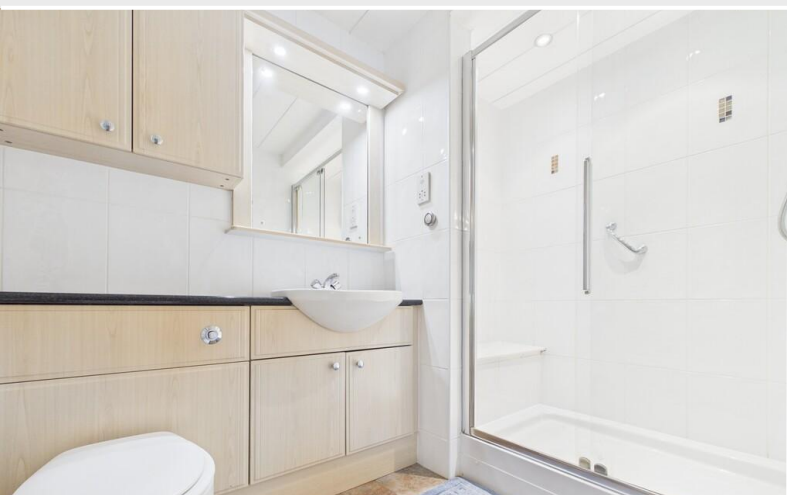
Living Room



Bedroom One



Bedroom Two



En Suite

attractive backdrop.

Accommodation (with approximate dimensions)

Kitchen 12' 10" x 14' 5" (3.91m x 4.39m)

Living Room 15' 8" x 14' 0" (4.78m x 4.27m)

Bathroom 5' 9" x 9' 2" (1.75m x 2.79m)

Bedroom One 15' 8" x 14' 0" (4.78m x 4.27m)

Bedroom One En-Suite 5' 9" x 8' 5" (1.75m x 2.57m)

Bedroom Two 9' 2" x 11' 11" (2.79m x 3.63m)

Property Information

Tenure Leasehold - Subject to the remainder of a 999 year lease dated the 24th June 1989. The service charge is currently £229.86 per month (£2758.37 per annum) as of April 2026 to include: water rates, window cleaning, maintenance of the communal area's, gardening and all building maintenance except that inside the apartment itself.

Council Tax D Westmorland & Furness Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

Directions From the Hackney and Leigh Arnside Office, proceed along the Promenade bearing left at The Albion pub onto Silverdale Road. Turn right onto Redhills Road and Heathcliffe Court is further down the road on the right hand side.

What3Words ///ruffling.cost.annoys

Viewings Strictly by appointment with Hackney & Leigh.



Heathcliffe Court



Heathcliffe Court



Communal Gardens



Atrium



Communal Gardens

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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online.



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Approximate total area^m
86.9 m²
935 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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