



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Ashleigh Court - Arnside





Features

- Well-presented ground floor apartment for over 55s, located in a popular residential development.
- Conveniently located near Arnside Promenade and railway station, ideal for local amenities and travel.
- Modern lounge diner with direct access to a private patio, perfect for enjoying the communal gardens.
- Stylish, recently updated kitchen with integrated appliances including oven, induction hob, fridge freezer, dishwasher, and washing machine.

Presenting a modern, ground-floor apartment, offering a comfortable living environment with two good sized bedrooms and light and bright rooms throughout. Being sold with no onward chain, it presents a smooth and straightforward purchase process. Designed with functionality and comfort in mind, the layout promotes convenience and ease of living for residents. The apartment features modern amenities, including a contemporary kitchen that is well-equipped with plenty of storage options and integrated appliances. The versatile living and dining area provides a flexible space perfect for relaxing after a long day or entertaining guests with family or friends and is connected to the kitchen via the serving hatch.

Additionally, its ground-floor location ensures easy access, making everyday activities and moving in hassle-free. With access straight out from the living room to the communal gardens and patio area and level access to the village. Also benefitting from a resident parking space, the private and secure communal gardens are there to be used and enjoyed with lawned areas, mature trees, plants and a raised patio seating area. Towards the rear of the development is a secure storage area with each flat having a private lockable store. Arnside is a sought-after village with a lovely, community atmosphere and a designated Area of Outstanding Natural Beauty. The village has a variety of amenities

including: the famous 'Arnside Chip Shop', 2 grocery stores, 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, the popular Arnside Sailing Club and both a football and cricket club. The popular 'Pine Lake Resort' is a short drive away offering a variety of water sports and accommodation for the more adventurous!



Hallway - A spacious and welcoming hallway benefitting from two cupboards perfect for storing boots, shoes, bags and coats - really useful for keeping the home clutter free.

Living room - A bright and generously sized living room with views out over the front gardens. This is a wonderful room to sit and relax with family and friends with direct access to the communal gardens. There is also space for a zoned dining area with space to comfortably seat 4. A serving hatch allows convenient access to the kitchen area.

Kitchen - An impressive range of modern base and wall units offer ample storage space and the integrated appliances include a waist height oven, an induction hob, a dishwasher, a fridge and a freezer. Smart navy tiled splashbacks add a pop of colour and a serving hatch connects the space with the dining area and allows natural light to illuminate the space.

Shower room - A sleek and modern shower room benefitting from a walk in shower cubicle with an electric shower with a WC and a hand basin both within a vanity unit offering excellent storage space. The walls and floor are fully tiled with a striking patterned tile to one wall to showcase the shower and there is a heated towel rail for added comfort.





Bedroom 1 - A large double bedroom boasting with views out over the front garden with a wall of built-in wardrobes with matching drawer set and dressing table.

Bedroom 2 - A versatile room that could be used as a second bedroom or as a formal dining room, craft room or office boasting views out over the front garden.

Externally

Access straight out from the living room to the communal gardens and patio area and level access to the village. Benefitting from residents parking spaces there are also private and secure communal gardens to enjoy with lawned areas, mature trees, plants and a raised patio seating area. Towards the rear of the development is a secure storage area with each flat having a private lockable store.



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.

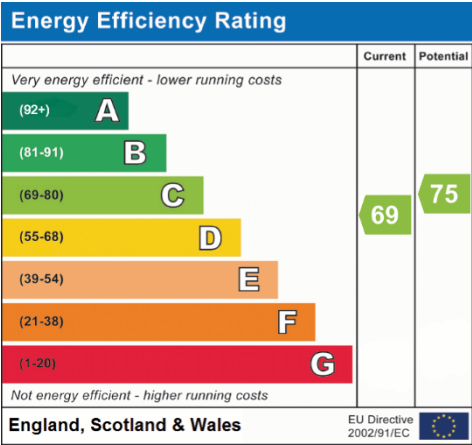
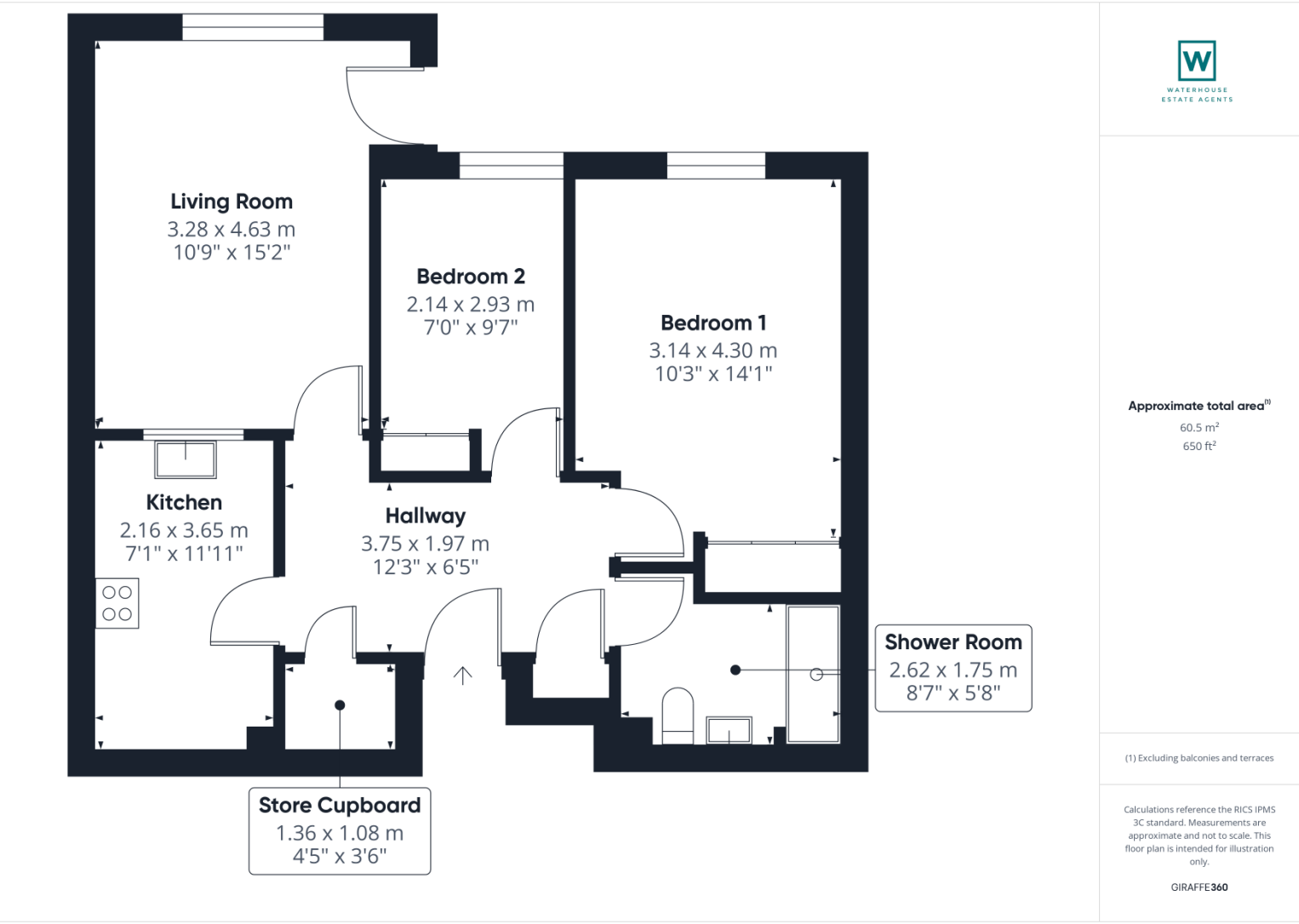
These costs includes an estate manager, an emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.



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