



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

30 Ashleigh Court - Arnside





Features

- Bright and spacious second-floor apartment within a well-maintained over-55s complex
- Generous living room with large glass doors opening onto private balcony with rooftop views
- Two bedrooms with generous built in storage, one is a generous double
- Modern shower room with walk-in electric shower, vanity storage, and heated towel rail

Set on the second floor of a well-maintained over-55s complex, this bright and thoughtfully designed, 2 bed apartment offers both comfort and practicality. A welcoming hallway leads to all areas of the home and includes two generous storage cupboards. The light-filled kitchen flows seamlessly into the living/dining area, connected by a wide interior window. Opening from the kitchen and hallway, the spacious living room is filled with natural light, thanks to large glass doors leading onto a private balcony with rooftop views, perfect for relaxing or entertaining. The main bedroom is positioned at the rear of the property. It offers ample built-in storage and room for a double bed. Adjacent, the second bedroom is bright and versatile, suited for

use as a guest room, dressing room, office, or hobby space. Completing the layout, the shower room is smart and low-maintenance. This inviting home offers a calm, secure environment, ideal for those seeking independent living with comfort and ease. Residents also benefit from unallocated parking. The private and secure communal gardens are designed to be enjoyed, featuring well-maintained lawns, mature trees, vibrant planting, and a raised patio seating area perfect for relaxing outdoors. Towards the rear of the development, there is a secure storage area, with each flat having its own 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!



Entrance hallway

A welcoming entrance hallway providing access to all rooms within the property. It includes two generous storage cupboards - one housing the hot water cylinder and the other offering a space for general storage. There is also access to the loft via a ceiling hatch.

Kitchen

A bright and airy space, the kitchen benefits from a window that opens through to the living/dining area, enhancing its open feel. There's room for a freestanding fridge/freezer and washing machine, along with a built-in oven and electric hob. White base and wall units are complemented by matching worktops and classic white tiled splashbacks. The layout also allows space for a small table, ideal for casual dining or a breakfast nook.

Living / dining room

This bright and welcoming living room benefits from large glass doors that open onto a private balcony, offering pleasant views of the surrounding rooftops and filling the space with natural light. A large interior window connects the living room to the kitchen, creating an open and connected layout. This space is ideal for relaxing or entertaining in a light-filled setting.





Bedroom 1

Positioned at the rear of the property adjacent to the bathroom, this double bedroom offers a cosy and private retreat. It features an abundance of built-in storage, making it both practical and efficient.

Bedroom 2

This bright single bedroom offers versatility, making it an ideal guest room, dressing room, home office, or hobby space. It features a built-in storage cupboard, adding practicality without compromising on comfort.

Shower room

The bathroom features practical tiled-effect flooring and wall panelling for a clean, low-maintenance finish. It includes a walk-in shower cubicle with an electric shower, a wash basin with built-in storage below, a WC, and a heated towel rail for added comfort.



Externally

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.

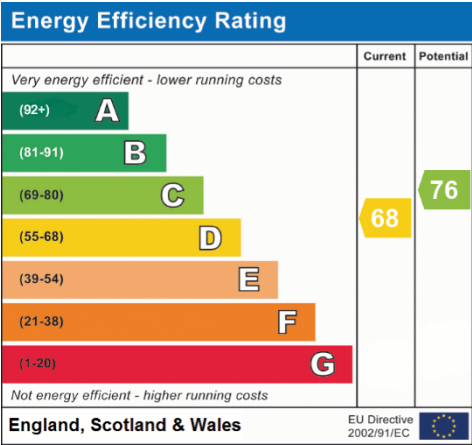
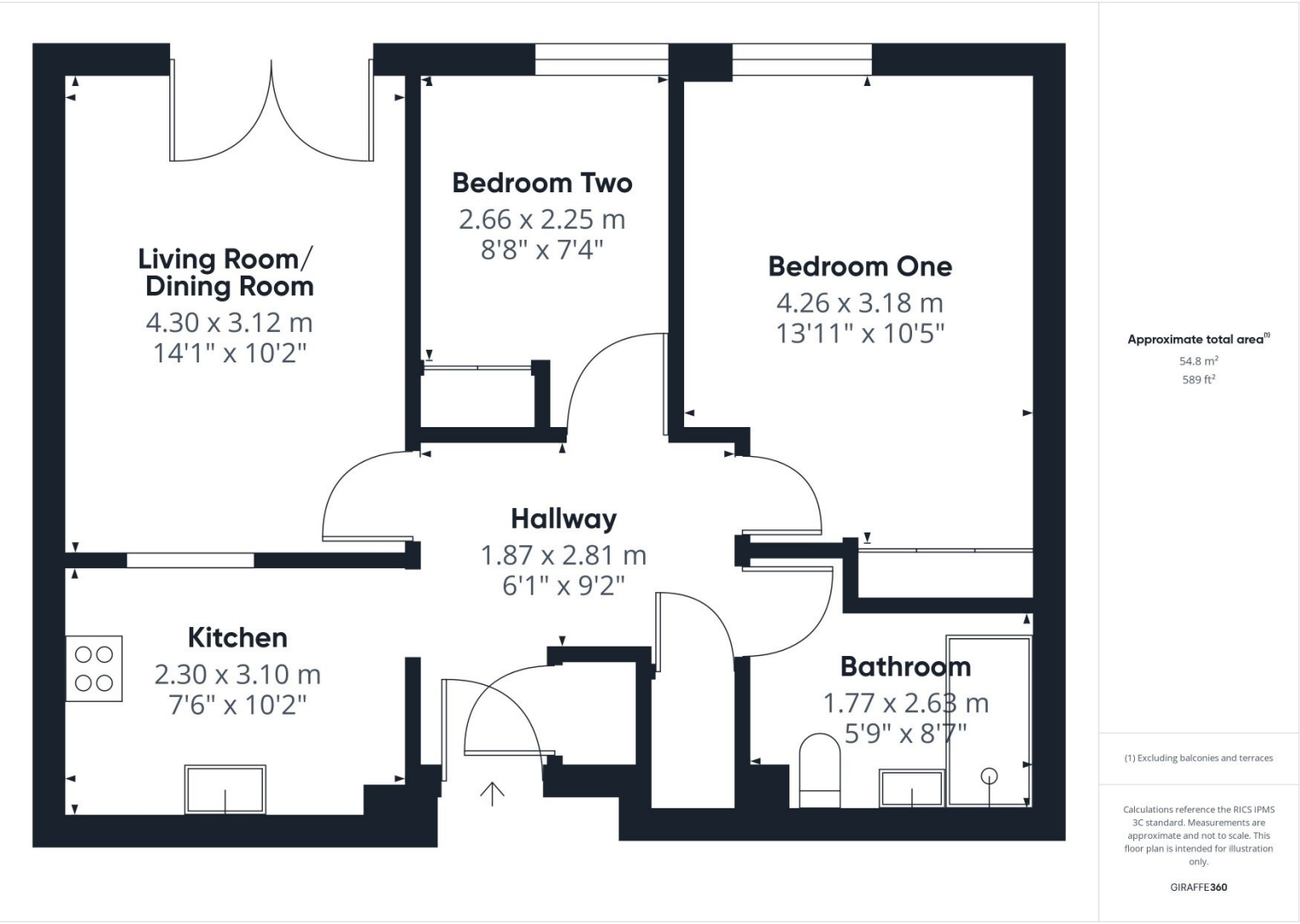
These costs includes an estate manager, an emergency personal alarm system, maintenance of the lift and common parts, building insurance, redecoration of the communal areas and garden maintenance.



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