



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

10 Inglewood Court - Arnside





Features

- Impressive elevated views across the estuary to Lakeland fells in the distance
- Two double bedrooms
- Immaculately presented throughout
- Bright and versatile accommodation
- 1 allocated parking space and visitor spaces available
- Modern and comfortable living

A bright and versatile second-floor apartment offering two double bedrooms and enjoying elevated views across the Kent Estuary towards the viaduct to Lakeland Fells in the distance. With modern living and well-proportioned rooms, the apartment features a cosy yet airy living room with space for a dining table, a well-equipped kitchen with a range of integrated appliances, two double bedrooms each with their own outlook, and a bathroom complete with a bath, overhead shower, and excellent storage solutions.

Externally, residents benefit from beautifully maintained communal gardens and a patio seating area at the front – the perfect spot to relax, entertain, and take in the fresh sea air and magnificent sunsets. To the rear, there is one private allocated parking space, visitor parking, and the additional convenience of a communal store room. 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.



Entrance hallway

Stepping through the front door, you're welcomed by a staircase leading up to the hallway and main living areas. A Velux window bathes the space in natural light, while a built-in cupboard offers convenient additional storage.

Living room

A bright and cosy room with ample space for an electric fireplace. The front-facing window captures elevated views across the estuary to the Lakeland fells, offering a truly picturesque outlook. With ample space for dining, this versatile room is both welcoming and beautifully functional.

Kitchen

A wide range of cream gloss base and wall units offer excellent storage, beautifully contrasted by darker marble-effect work surfaces for a modern finish. Integrated appliances, mainly Bosch, include an oven, ceramic hob, extractor hood, microwave, and dishwasher. The fridge with freezer compartment and the recently new freestanding washing machine are both Indesit and are also included. The Karndean flooring adds both practicality and style, while a side-facing window fills the space with natural light. An opening through to the living room enhances the sense of flow and creates a sociable atmosphere, perfect for entertaining while cooking.





Bedroom 1

A bright and spacious double bedroom, enjoying dual-aspect views to both the side and rear.

Bedroom 2

A well-proportioned double bedroom with pleasant views to the side of the property.

Bathroom

This bathroom is fitted with a stylish 'P' shaped bath with a mains-fed shower overhead, along with a WC and a hand basin set within a vanity unit offering practical storage. The Karndean flooring adds a modern, durable finish that complements the fully tiled walls. A mirror above the basin enhances the sense of space, while a heated towel rail provides comfort. The window allows natural light to brighten the room, completing this well-designed space.

Externally

Externally, there are fantastic communal gardens and a patio seating area at the front to enjoy - creating the perfect place to sit, relax, and entertain while taking in the fresh sea air and magnificent sunsets. To the rear, there is a garden area with a small additional seating space, offering another spot to unwind outdoors. The property also benefits from one private allocated parking space to the rear and visitor spaces available, as well as a store room for communal use which includes a dryer for added convenience.

located at the rear of the property, featuring a built-in double cupboard for ample storage.



Useful Information

Property built - 1850's (Approx.)

Tenure - Leasehold

- 999 years from 1996

- No ground rent or management charge

- The Freehold is owned by the management company of which residents are all directors, each resident owns a tenth of the Freehold.

- £150 per month service charge (buildings insurance, maintenance to structure and communal areas, gardener, window cleaner, use of communal areas).

- Property can be used as both residential and also as a holiday let.

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

Heating - Electric heaters with electric boiler.

Drainage - Mains.

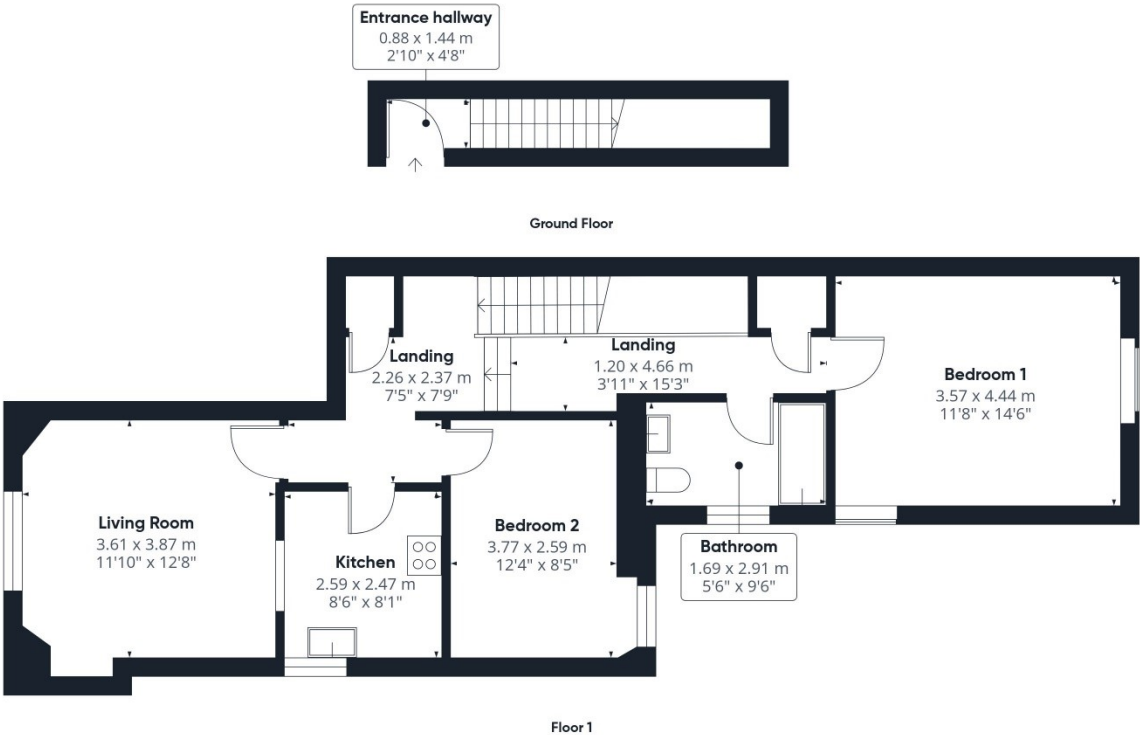
What3Words location - ///fewer.drummers.hiking.



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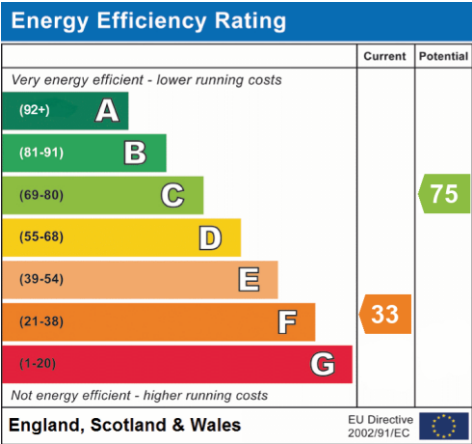


Approximate total area⁽¹⁾
71 m²
765 ft²

(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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