



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

18 Ashleigh Court - Arnside





Features

- A well presented first floor apartment for over 55s, located in a popular residential development
- A light and bright living room with access to a quaint balcony
- Two bedrooms, both with built in storage
- Offered with no onward chain
- Residents parking

This modern first-floor apartment offers bright and welcoming living, with two good sized bedrooms and plenty of natural light throughout and is offered with no onward chain. The property offers a contemporary kitchen, thoughtfully equipped with ample storage and connected to the living room via a handy serving hatch. The living room itself provides the ideal space to unwind and entertain, with direct access onto a private balcony for outdoor enjoyment and fresh air. There is a practical and stylish shower room, along with a spacious hallway offering useful

storage, adding to the apartment's functionality. Externally, residents benefit from allocated parking and access to private communal gardens, complete with lawns, mature trees, colourful planting, and a raised patio seating area. To the rear of the development, each apartment has use of a secure, lockable store for added convenience. 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!



Living room

A bright and airy living room with access out to a private balcony overlooking the rear of the property. The space offers plenty of room to sit back and relax, while a convenient hatch to the kitchen creates a sociable flow, perfect for both cooking and entertaining.

Kitchen

Featuring cream shaker-style base and wall units, complemented by neutral work surfaces and tiled splashbacks. Integrated appliances include an oven and electric hob with an extractor above, with a dishwasher, a washing machine and a tall fridge freezer. An open hatch connects to the living room, enhancing sociability and allowing natural light to flow through.

Bedroom 1

A spacious light and bright double bedroom featuring an extensive range of fitted furniture, including drawers, wardrobes, and bedside tables. An additional built-in triple wardrobe provides even more storage.



Bedroom 2

Another bedroom featuring fitted storage, currently also used as a dining room.

Shower room

A contemporary shower room featuring a stylish quadrant shower cubicle with an electric shower, enhanced by natural aqua panelling. The room includes a separate W/C, while the hand basin is set within a sleek vanity unit offering generous storage, complemented by a matching wall unit and a tall standalone unit. Above the basin, a mirrored cabinet adds both function and style. Finished with practical white tiled splashbacks and a modern laminate flooring.

Hallway

A spacious and inviting central hallway providing access to all rooms and includes two built-in cupboards, ideal for storing coats, shoes, bags, and other essentials.

Externally

A quaint balcony off the living room provides outdoor space to enjoy. The apartment benefits from residents parking spaces on a first come first served basis and 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

(A 125 year lease dated from 15th December 1992).

- Ground rent - £90 per year.
- Service charge - £305 per month.

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.

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

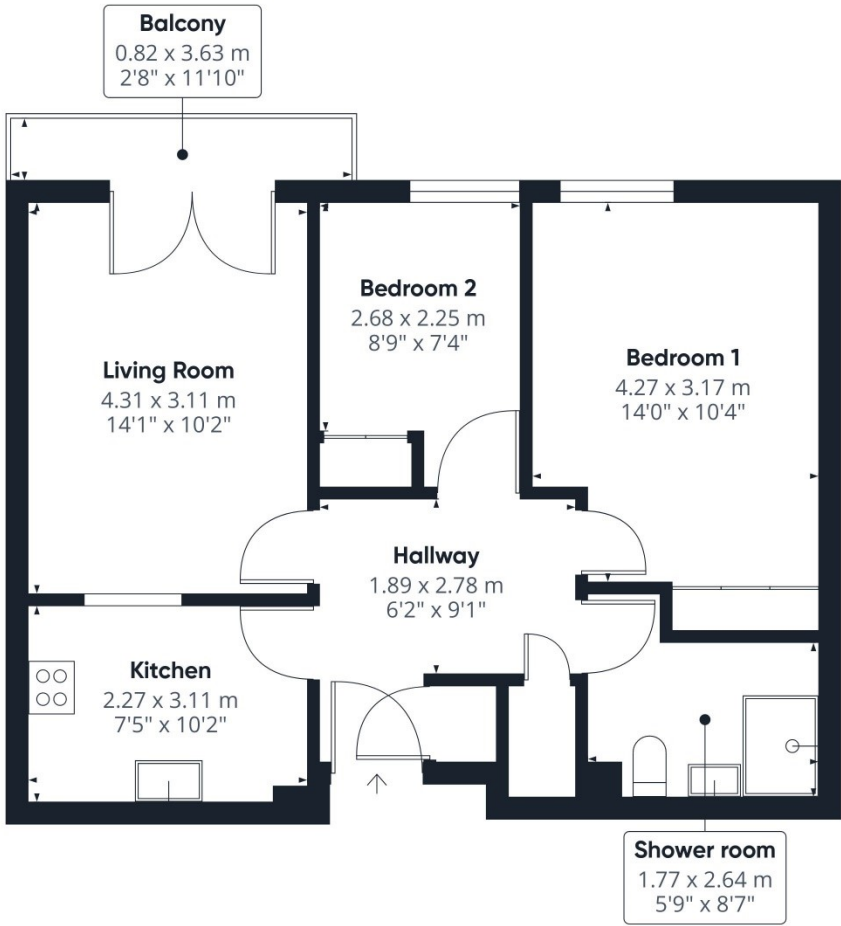
Heating - Electric storage heaters.



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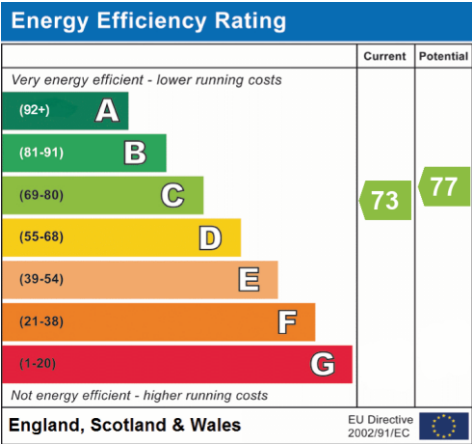
Approximate total area^m
55.1 m²
592 ft²

Balconies and terraces
2.9 m²
31 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.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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