



WATERHOUSE
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Local, Professional Property Services

3 The Promenade - Arnside



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Leasehold £210,000



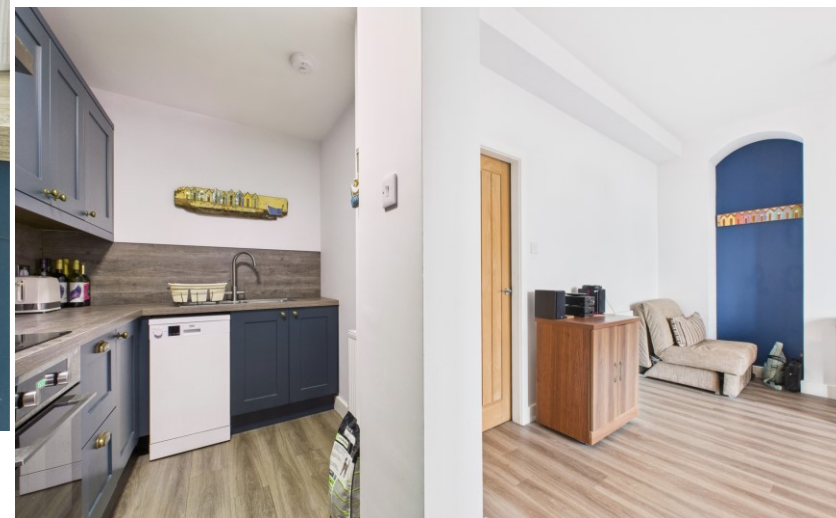
Features

- A light and bright, ground floor apartment
- One double bedroom with fitted storage
- Impressive open views out across the estuary to Lakeland fells in the distance
- A generous living room full of natural light
- A sleek and modern shower room
- Located within walking distance to local amenities

A charming ground floor apartment offering stunning open views across the estuary and out to the Lakeland fells in the distance. The property features a private external decked courtyard garden, perfect for relaxing and entertaining. Inside, the apartment benefits from a separate entrance porch, ideal for storing coats and shoes. The spacious and light-filled living room provides a welcoming space to relax and enjoy the views and the well-equipped kitchen has been thoughtfully designed for both functionality and style, with plenty of storage and work surfaces. The apartment includes a comfortable double bedroom, a

modern shower room, and a convenient hallway that thoughtfully doubles as utility area. Every element has been carefully considered to provide a practical yet inviting home with a seamless flow between rooms. This property is perfect for those seeking a peaceful setting with easy access to natural beauty, while still enjoying all the comforts of modern living. 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 bright and welcoming entrance hall offering space to sit and remove coats, boots and shoes before reaching the heart of the property with a practical matted flooring.

Living room/ dining room

A naturally bright and welcoming living room, perfect for family gatherings and entertaining friends. The bay window frames captivating views of the viaduct, estuary, and distant Lakeland fells. There is ample room here to also accommodate a dining table that seats four comfortably.

Kitchen

Smart navy blue shaker-style base and wall units are beautifully complemented by the inviting oak-effect worktops and matching splashbacks. Integrated appliances include an oven, induction hob with extractor hood above, and there are designated spaces to accommodate a tall fridge-freezer and slimline dishwasher.

Hallway

An internal hallway that links the living room to the bedroom and bathroom. It includes plumbing and sufficient space for a washing machine and dryer, allowing it to also serve as a practical utility area.



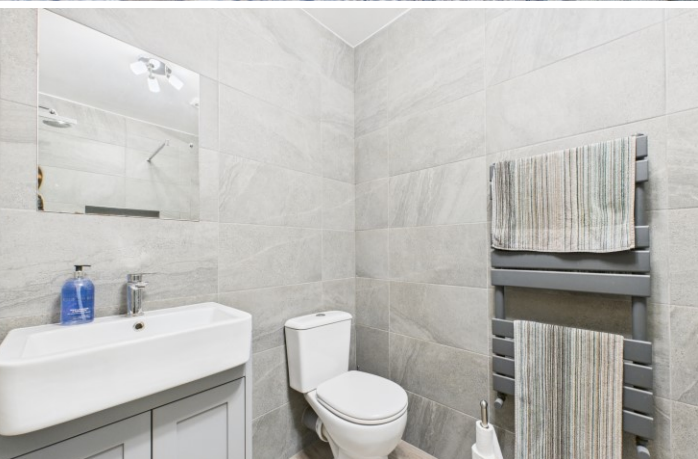


Bedroom

Filled with natural light, this spacious double bedroom features rear-facing views along with built-in wardrobes and shelving.

Shower room

A contemporary and stylish shower room featuring a mains-fed, walk-in shower with a rainfall head and also a handheld attachment. The space includes a recessed shelf ideal for storing toiletries, a W.C., and a hand basin set within a vanity unit offering convenient storage. Fully tiled in soothing grey tones, the room is completed by a large, heated towel rail for added comfort.



Externally

Stone steps lead up to the front door, while a secure, decked courtyard to the right, accessible through a gate, provides a private space to relax and enjoy spectacular sunsets and panoramic views. Low-maintenance by design, the courtyard is ideal for adding colour and interest with pots and container plants.

Useful Information

Property built - 1899.

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

Tenure - Leasehold.

- Ground rent - peppercorn.
- No service charge or management charge.
- Start of lease - 3rd May 2024 (for 999 years)
- Payments include 30% of the buildings insurance and 30% for any external maintenance costs.



Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

Property re-wired in 2021.

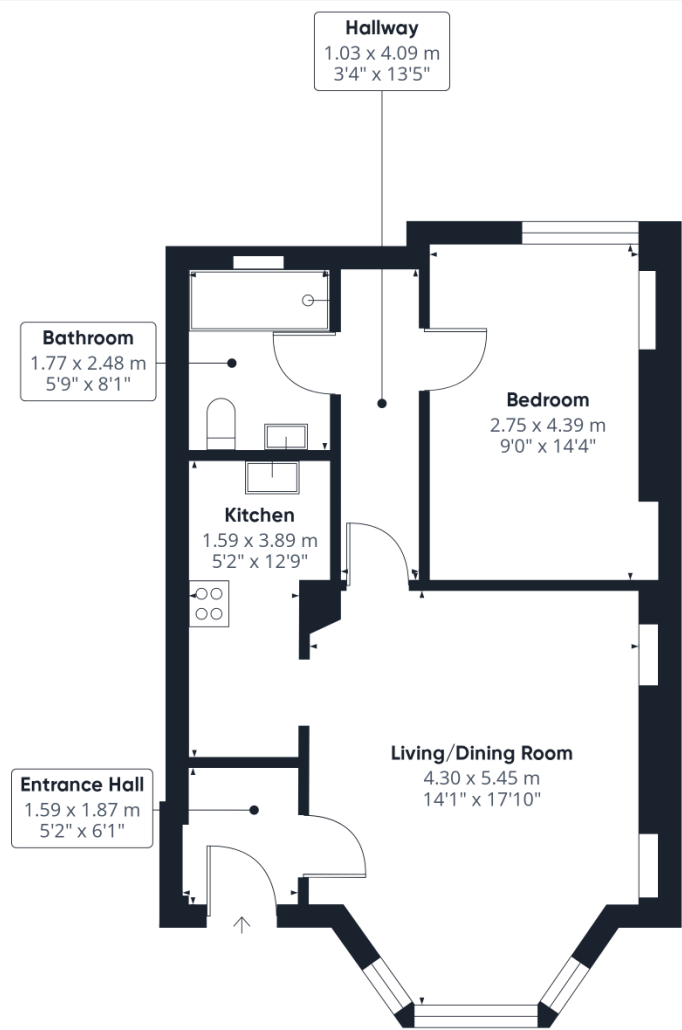
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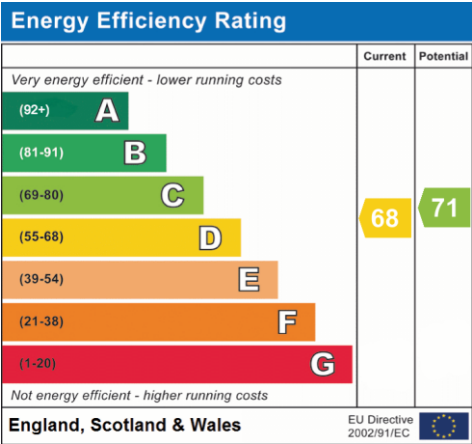


Approximate total area⁽¹⁾
52.3 m²
563 ft²

(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



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