



FLAT 2 HOWGILL, 24 CHURCH HILL, ARNSIDE, CARNFORTH, LA5 0DJ
£269,500

MILNE MOSER
SALES + LETTINGS

FLAT 2 HOWGILL, 24 CHURCH HILL, ARNSIDE, CARNFORTH, LA5 0DJ



2



1



1



PARKING

OVERVIEW

Within walking distance of Arnside Prom and having excellent views over the estuary towards distant Lakeland fells, this second floor flat is more than meets the eye.

In a modern block of just three properties, with parking at the rear and a lovely communal garden, the flat would be perfect for those looking to downsize or purchase a lock and leave second home.

The generous lounge and dining kitchen both face the front and enjoy the views, whilst the three bedrooms are at the rear with outlooks over gardens. The shower room has been updated in recent years and the property has gas central heating and is UPVC double glazed.

Available with no onward chain.





ACCOMMODATION

A communal hallway and stairs at the side lead to all floors. A private glazed door leads into:

ENTRANCE HALL

A good sized hallway with a built in double cupboard (with space for coats, ironing board, vacuum cleaner etc) and a ceiling light. Wall mounted secure entry phone.

LOUNGE/DINER

A good sized room with UPVC double glazed windows facing the front aspect. The view across the estuary towards Lakeland fells is fantastic. Two radiators, three wall lights and both television and telephone points.

KITCHEN/DINER

A bright kitchen with cream farmhouse style base and wall units, wood effect worktops and a one and a half bowl sink with drainer. Gas hob with hood over, an electric double oven and grill and a wall mounted Vaillant boiler. Plumbing for a washing machine and space for a fridge freezer and dining table. Radiator and a ceiling light.



BEDROOM

UPVC double glazed window facing the rear elevation with pleasant outlook. Two fitted double wardrobes, a vanity light with shaver point, radiator and a ceiling light.

BEDROOM

Another good sized double bedroom with a radiator, ceiling light and both telephone and television points. UPVC double glazed window to the rear aspect and two double built in wardrobes.

BEDROOM

UPVC double glazed window to the rear elevation. Currently used as a studio, the third bedroom has a ceiling light and radiator.

SHOWER ROOM

Fitted with a larger walk in cubicle, pedestal wash hand basin and a WC. Tiling and aqua board panelling to the walls, a vanity with shaver point, extractor and a ceiling light. Heated towel rail and a tiled floor.

EXTERNAL

A driveway at the side leads to the residents parking area at the rear. At the end of the parking is a pretty communal garden with lawn and flower borders. Storage for flat two is provided in an undercroft accessed at the front of the building adjacent to a neighbours garage. There is space for garden chairs and bikes if needed.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Leasehold.

The management charge for year ending March 2022 was £840 and included cleaning of communal areas, garden maintenance and buildings insurance.

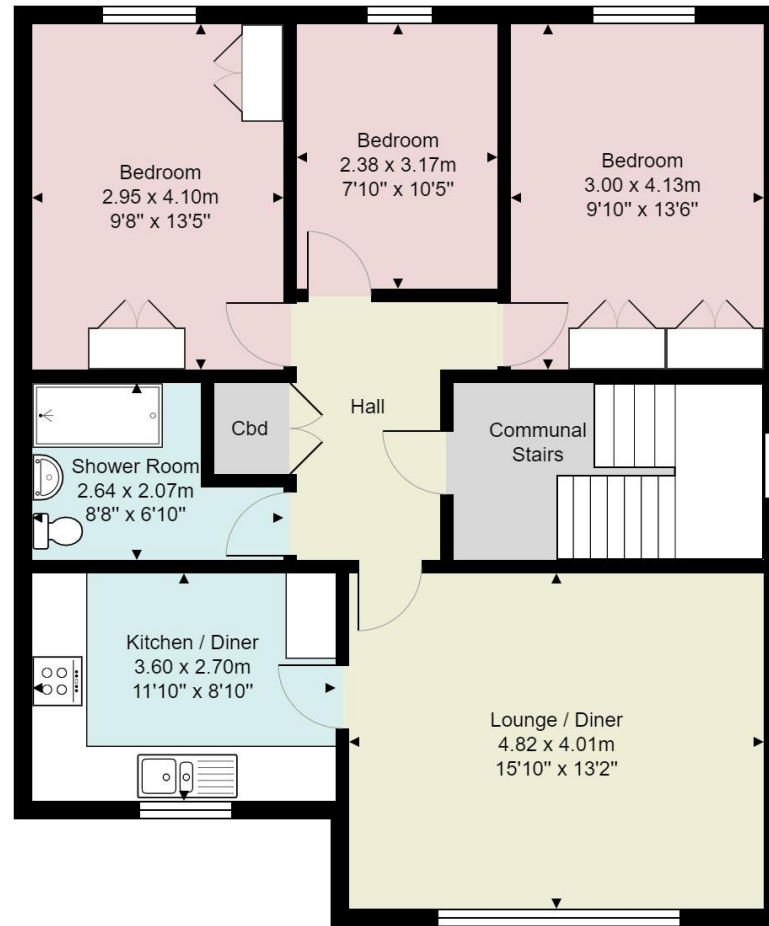
999 year lease from June 1987.

£150 per annum ground rent.

Council Tax Band: C

EPC Grading: C





2nd Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.