



FLAT 2, ASHLEIGH COURT, STATION ROAD, ARNSIDE, CARNFORTH, LA5 0JH
£190,000

MILNE MOSER
SALES + LETTINGS

FLAT 2, ASHLEIGH COURT, STATION ROAD,
ARNSIDE, CARNFORTH, LA5 0JH



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RESIDENTS
PARKING

OVERVIEW

Located to the ground floor close to the entrance, this two bedroom apartment is designed for low maintenance living for buyers aged over 55. Part of a development of similar properties, the apartment benefits from communal facilities including lounge areas, gardens and a secure lockable storage area. The property has been updated in recent years and has a modern well fitted kitchen within integrated appliances and a stylish shower room fitted with handrails and a walk in cubicle. From the lounge diner, there is access to a patio area - perfect for watching the world go by as Arnside Prom is just a short stroll away. Available with no onward chain, the property is ready to move into and a viewing is recommended.





ACCOMMODATION

The development is accessed via secure entry doors and into the communal hallway and residents lounge. A private front door to the left leads into the flat.

HALL

12' 6" x 6' 7" (3.81m x 1.99m)

A good sized hallway with space for bookshelves or furniture if required. Built in coat cupboard plus a second larger cupboard with shelving, the modern instant hot water tank and a sensor light. Storage heater and a ceiling light.

LOUNGE DINER

10' 8" x 15' 3" (3.25m x 4.66m)

A double glazed window overlooks the communal garden and Station Road. A glazed door at the side leads to a small patio with space for pots. Two ceiling lights, a storage heater, TV/FM point and a telephone point. Internal glass sliding window to the kitchen.

KITCHEN

7' 1" x 11' 11" (2.16m x 3.63m)

Updated and modernised in recent years, the kitchen is now fitted with cream matte finish base and wall units with grey worktops, chrome handles and tiled splashbacks. Stainless steel sink with drainer, an eye level oven with grill and an induction hob with hood over. Integrated fridge freezer, dishwasher and washing machine. Under unit lighting a ceiling light and extractor.

BEDROOM

9' 7" x 15' 0" (2.91m x 4.56m)

A double glazed window to the front elevation. A good sized bedroom with a triple built in wardrobe, drawers and a dressing table. Storage heater, FM/TV and telephone points and a ceiling light.



BEDROOM

7' 10" x 11' 5" (2.38m x 3.48m) max

Also facing the front aspect, the second bedroom has a double built in wardrobe, a ceiling light and storage heater.

SHOWER ROOM

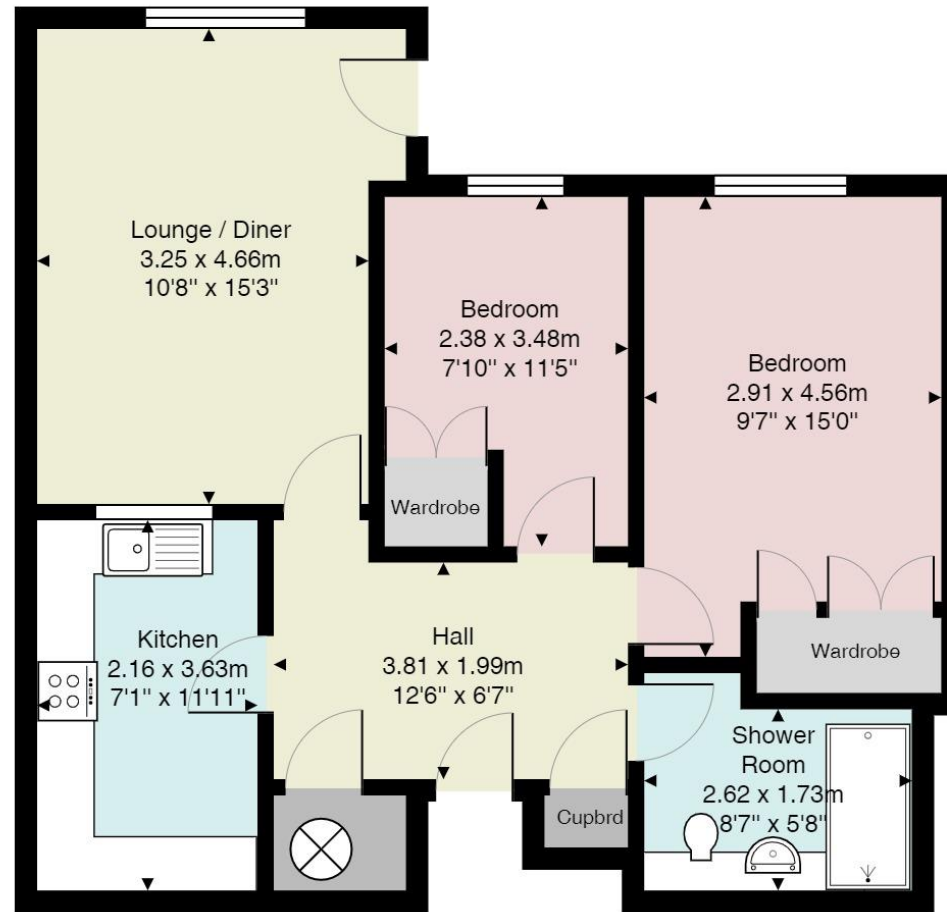
8' 7" x 5' 8" (2.62m x 1.73m)

Fitted with a stylish white suite comprising a concealed cistern WC, vanity wash hand basin and generous walk in cubicle with grab rails and seat. Additional wall cupboards have been installed and there is an illuminated mirror, chrome heated towel rail and downlights. The shower room is fully tiled and there is an extractor.

EXTERNAL

Accessed from the lounge is a patio space, ideal for sitting out and watching the world go by on Station Road. Well managed communal garden surround the development and there is on site residents parking on a first come first served basis. Towards the rear of the development is a secure storage area with each flat having a private lockable store.





Ground 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





GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Tenure: Leasehold

Lease - 125 Years from December 1992 Monthly Service Charge - £286.04 Ground Rent - £90 per annum

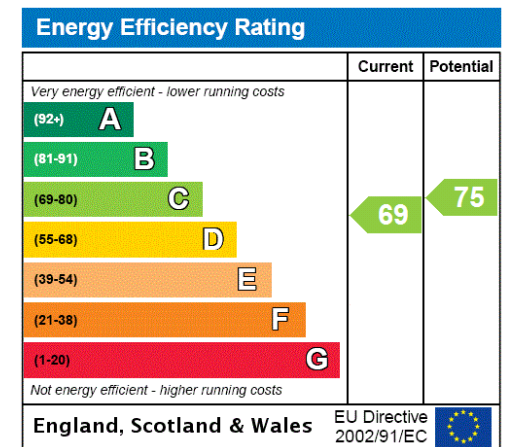
Council Tax Band: C

EPC Grading: C

DIRECTIONS

Leaving Milnthorpe and heading towards Arnside, pass Booths supermarket and Dallam Estate. Continue on the coast road passing Sandside, Storth and Carr Bank. At the railway bridge turn right onto Station Road. Ashleigh Court is a development to the left hand side with the flat located to the left hand block on the ground floor.

what3words:///listening.sloping.split



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

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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