



FLAT 2, THE LAURELS, 50 THE PROMENADE, ARNSIDE, CARNFORTH, CUMBRIA, LA5 0AD
£285,000

MILNE MOSER
SALES + LETTINGS

FLAT 2, THE LAURELS,
50 THE PROMENADE
ARNSIDE
LA5 0AD



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PARKING

OVERVIEW

Having a frontline position close to the heart of the popular seaside village of Arnside, this first floor apartment really must be viewed in order to appreciate the outstanding views. Forming part of a conversion of an elegant Victorian villa, the property retains some of the character and charm of the era. A bay windowed lounge and large double bedroom both face the views over the bay towards Lakeland Fells and there are two further bedrooms, a bathroom and kitchen. Externally, there are well tended communal gardens plus parking for each apartment. Gas centrally heated, the property would benefit from updating, however this is a fantastic opportunity to create something special in a great location. No onward chain.

ACCOMMODATION

On foot from The Promenade, a path leads across the communal gardens to the side porch. Victorian style tiled floor and open access to an inner hall and stairwell. Once on the first floor, a private door leads into:

HALL

13' 9" x 6' 1" (4.20m x 1.86m) including cupboard.

A sash window faces the side aspect and there is a built-in triple coat cupboard. Radiator and a ceiling light.

LOUNGE

13' 6" x 18' 8" (4.12m x 5.68m) into the bay

A bay sash window faces the front aspect and has 180 degree view over the bay, viaduct and Lakeland Fells. Wooden fire surround





with marble style inset, two radiators and a ceiling light. Period features include cornicing, picture rails and a ceiling rose.

BEDROOM

13' 6" x 15' 0" (4.12m x 4.56m)

Also facing the front, this generous double bedroom has an outstanding view, two radiators and a ceiling light. A period cast metal fire surround provides a focal point and has an imprinted name of 'The Oak'.

BEDROOM

10' 7" x 10' 1" (3.21m x 3.09m) including cupboard.

A sash window faces the side aspect and there is a ceiling light and radiator. Slimline built-in cupboard.

PASSAGEWAY

Leading towards the rear of the flat, the passageway has a ceiling light and radiator.

BEDROOM

13' 6" x 15' 5" (4.12m x 4.69m)

Another generous bedroom with a sash window to the rear, two ceiling lights and a radiator. A cast 'The Oak' period fireplace.

BATHROOM

10' 6" x 6' 2" (3.19m x 1.87m)

A sash window part glazed with privacy glass. Fitted with a WC, a pedestal wash hand basin and bath with shower above. Vanity light, a shaver point, mirror, radiator and ceiling light. Part tiled walls.

KITCHEN

10' 8" x 9' 9" (3.24m x 2.98m) plus pantry

Fitted with basic base and wall units with pale worktops and tiled splashbacks. Stainless steel sink with drainer, plumbing for a washing machine and space for a gas cooker. Radiator, a ceiling light and a sash window to the side. A walk-in pantry has shelving, light and a wall mounted Baxi boiler.



EXTERNAL

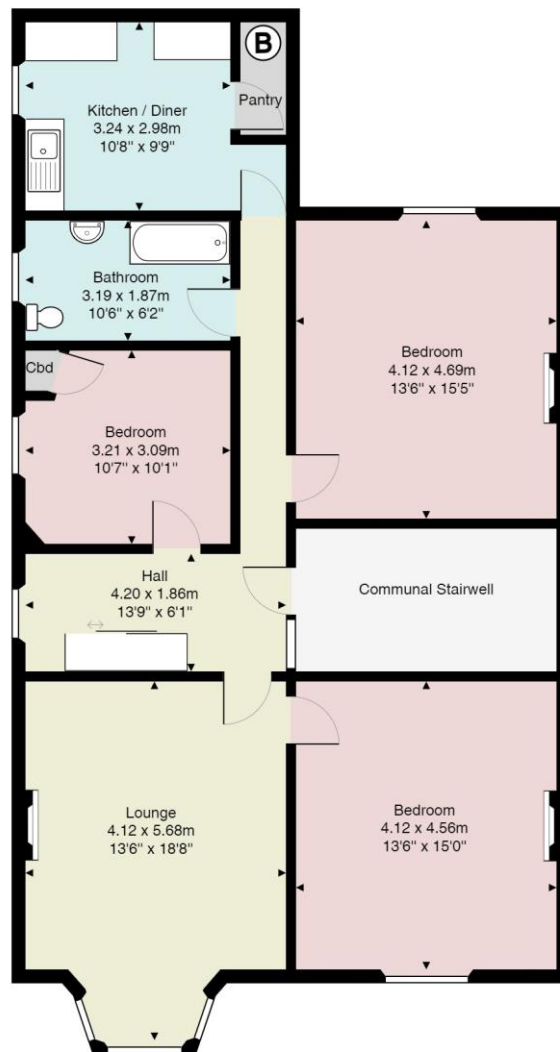
The flat enjoys well maintained garden spaces to the front, side and rear. There are fantastic views across the bay from the front and side spaces. Further to the rear is an allocated parking space accessed via Back Lane and Silverdale Road.

DIRECTIONS

Leaving Milnthorpe on Park Road, proceed past Booths Supermarket and Dallam Tower Estate. Continue past Sandside, Storth and Carr bank. On reaching the railway bridge, turn right towards Arnside Promenade. Follow The Prom, turning right at The Albion onto the lower Promenade. The Laurels is on the left hand side approximately half way along.

[what3words:///chains.gambles.potato](#)





1st 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

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Leasehold. Balance of 999 years from 30th April 1993.
 Management Charges £100pcm. One third share in the freehold with other flat owners. No Holiday Lets permitted and No Animals or Pets without written consent of other leaseholders
 Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:
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