



FLAT 13, HERONS QUAY, SANDSIDE, MILNTHORPE, CUMBRIA, LA7 7HW
£250,000

MILNE MOSER
SALES + LETTINGS

FLAT 13, HERONS QUAY
SANDSIDE
MILNTHORPE
LA7 7HW



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GARAGE &
PARKING

OVERVIEW

Located on the upper floor of this modern development, 13 Herons Quay boasts outstanding uninterrupted views across the Kent Estuary towards distant Lakeland Fells. The accommodation layout is ideal for buyers looking for an easily managed home - the main living space allows for both lounge and dining suites and has access to the balcony - perfect for a bit of bird watching across the sands. Both bedrooms have built in wardrobes - a must for a property of this style and there is a modern shower room, again with built in storage. Externally, there is a further balcony space at the rear plus a garage and shared visitors parking. Since 2023, the current owners have redecorated throughout, replaced the carpets, updated the kitchen and an air source heat pump has also been installed. The block is served by a lift to all floors.

Well located for Booths supermarket, petrol station, doctors and dentists at nearby Milnthorpe, the property is also a short drive away from the popular seaside destination of Arnside with a traditional Victorian Promenade, numerous independent shops and a train station.

ACCOMMODATION

From the communal entrance, stairs or the lift serve all floors. Once on the top floor, a walkway leads to the apartment, being the last in the row. A half glazed door leads into:





HALLWAY

A welcoming entrance with glimpses of the view from the lounge. A built in cupboard provides space for household items and there is a separate cylinder cupboard. Wall mounted heater, and two ceiling lights. A drop down ladder leads to the insulated part boarded loft which also has a light.

LOUNGE DINER

25' 4"/15' 6" x 12' 5"/9' 4" (7.73m/4.72m x 3.78m/2.84m)

An impressive room with sliding double glazed patio doors (with secondary glazing) leading to the balcony. The view from here is outstanding, over the estuary towards Whitbarrow Scar and distant Lakeland Fells. There is a further double glazed window with secondary glazing in the dining area. Two ceiling lights and wall mounted heater.

KITCHEN

9' 6" x 9' 5" (2.90m x 2.86m)

Updated and refreshed by the current owners, the kitchen is fitted with base and wall units in a contemporary pale blue shade, bleached wood grain effect worktops and splashbacks and a stainless steel one and a half bowl sink with drainer. Integrated dishwasher, an electric hob with hood above and an electric under counter double oven. Plumbing for a washing machine and space for a fridge freezer. There is an open into the dining area to take advantage of the view and natural light plus a ceiling light.

BEDROOM

12' 11" x 8' 10" (3.94m x 2.70m) max

A double glazed window with secondary glazing looks towards trees at the rear. Built in triple wardrobe with mirrored sliding doors. Ceiling light.



BEDROOM

7' 10" x 8' 10" (2.38m x 2.70m) max

Also facing the rear aspect, the second bedroom has a ceiling light and double glazed window with secondary glazing. Double wardrobe with mirrored sliding doors.

SHOWER ROOM

7' 9" x 6' 5" (2.36m x 1.97m)

Fully tiled, the shower has a modern suite comprising quadrant enclosure with jets, a vanity hand basin and concealed cistern WC. Lots of built in storage with base cupboard and there is mirror with glass shelves and a vanity light with shaver point. Chrome heated towel rail, an extractor, downlights and a PVC clad ceiling.

EXTERNAL

There are shared visitors spaces clearly marked, the flats that have parking instead of a garage also have numbered spaces. Communal tap allows residents to clean cars/outdoor equipment and there are managed lawned areas.

GARAGE

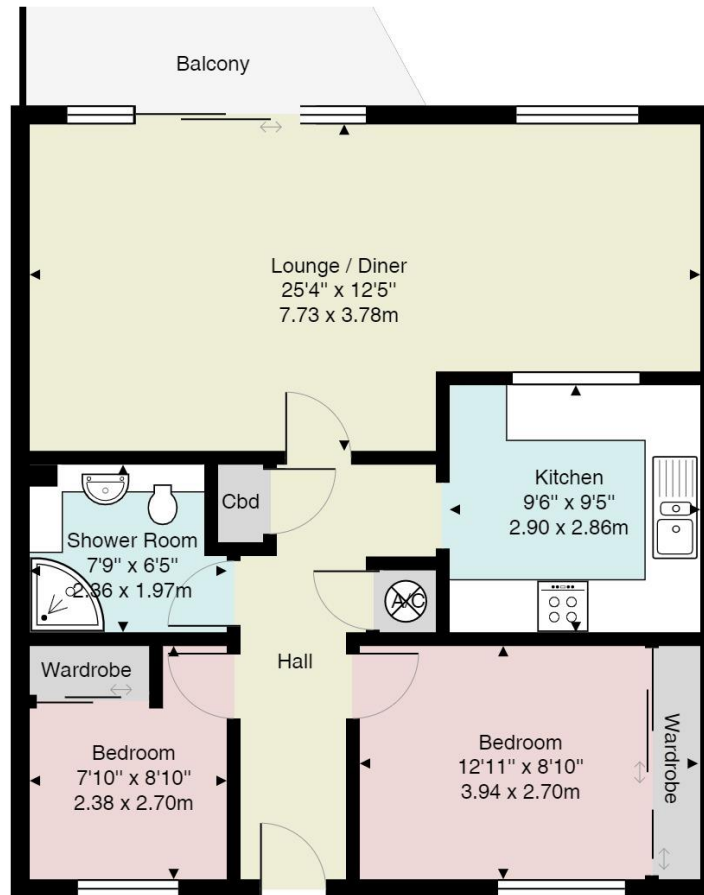
7' 8" x 18' 4" (2.34m x 5.59m)

Up and over door, power and light.

DIRECTIONS

From Milnthorpe, proceed out of the village passing Booths Supermarket and Dallam Estate towards Arnside. Pass Shoreline Business Park and Watersedge flats. Herons Quay is the next development with parking at the front and rear.
[what3words:///torch.pardon.yelled](#)





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, Electric and Drainage. Heating via Air Source heat pump.

Tenure: Leasehold. Balance of 999 year lease from 1/1/1989.

Management charge £2000 per annum including sinking fund contribution.

Council Tax Band: D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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