

EPC: C

Sandside, Milnthorpe, Cumbria

Asking Price: £140,000

Entwistle Green













Welcome to this beautifully presented two-bedroom first-floor flat, a perfect blend of modern living and serene surroundings. Nestled in the sought-after location of Sandside, Carnforth, this property boasts stunning views across the Kent Estuary towards Whitbarrow Scar and the majestic Lakeland fells.

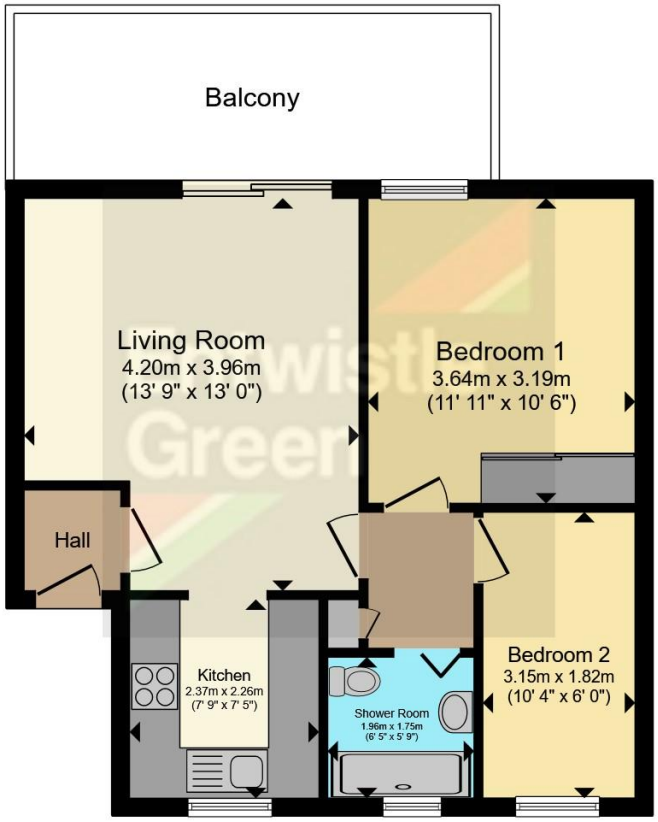
This accommodation is fully double glazed, electric heated and briefly comprises: Upon entering, you will find a communal entrance leading up one flight of stairs to the flat's front door. Step into the inviting porch, ideal for hanging coats and storing shoes. The heart of the home is the impressive open-plan modern kitchen and living room, designed for both functionality and style. Large patio doors seamlessly connect this space to a private balcony, where you can savour the picturesque landscape and enjoy peaceful summer evenings.

The flat features a well-appointed family shower room and two spacious bedrooms. The double bedroom comes complete with fitted wardrobes and a full-length window that opens up to the balcony, offering the possibility of direct access (subject to building regulations). The generous single bedroom is perfect for guests or as a cozy study.

This property presents an excellent opportunity for a variety of buyers, including retirees, first-time buyers, those seeking a second home, or savvy investors.







Total floor area 49.0 m² (528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **££1526.08 per annum**

Years Left on Lease: **999 years from 01.01.2010**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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