



Grange-over-Sands

£165,000

6 Miramar
Kents Bank Road
Grange-over-Sands
Cumbria
LA11 7DJ

This lovely 2 Bedroom Ground Floor Apartment in this sought after development which is well located for a level walk to the amenities and with Parking and Communal Gardens.

Comprising Hallway, Lounge, Dining Room, Kitchen, Bathroom, 2 Double Bedrooms (1 with en-suite shower room and walk in wardrobe). Designated parking space and Communal Gardens.

Property Ref: G2621





Kitchen



Dining Room

Location/Description: Miramar is a purpose built development of nine well presented apartments constructed by local developers 'Priory Building' in 2002. The spacious, well presented North facing accommodation comprises Shared Entrance with level access from the Parking Area, Private Entrance Hall, Dining Room, attractive Kitchen, Lounge, 2 Double Bedrooms (1 En-Suite) and Bathroom. Double glazed windows and electric underfloor heating. Pretty, well stocked Communal Gardens, Designated Parking space and Visitor Parking. Internal inspection is a must for those seeking a spacious home close to the town and its many amenities. Situated in a level position on the edge of the town centre with a variety of shops, banks, library and post office close-by. The picturesque Edwardian Promenade is just across the road!

To reach the property follow the Main Street out of Grange bearing left onto the Esplanade at the mini-roundabout, follow the road and bear right into the private driveway of Miramar just past the traffic lights and

pedestrian crossing on Kents Bank Road. The designated parking space for No.6 Miramar is to the rear on the left.

Accommodation (with approximate measurements)

Shared Entrance There are two entrances to this property, the first has level access from the Parking Area, the second is at the front of the property with steps to the Shared Entrance Hall with stair or lift to the upper floor.

The private door opens to:-

Hallway With a large walk-in storage cupboard, airing cupboard housing the hot water cylinder, water pressure systems and slatted shelf. Door to:-

Dining Room 10' 1" x 9' 5" (3.07m x 2.87m) A sunny room with telephone point and archway to Lounge and door to Kitchen.

Kitchen 10' 1" x 8' 8" (3.07m x 2.64m) With an attractive range of shaker style cream fitted wall and base units and wood effect work surface with cream single drainer sink unit. Ceramic hob (not in use), integrated 'Bosch' oven/grill, fridge and freezer. Space and plumbing for washing machine, part tiled walls and stainless steel cooker hood.

Lounge 16' 4" into bay x 12' 8" (4.98m into bay x 3.86m) A well proportioned room with double glazed bay window providing a pleasant outlook. Feature fireplace with attractive wood surround, flame effect electric fire and marble inset and hearth.

Bedroom 1 14' 8" into bay x 11' 11" (4.47m into bay x 3.63m) A spacious double bedroom with walk-in wardrobe with hanging space. Door to:-



Lounge

En-Suite Shower Room With 3 piece white suite comprising tiled double shower enclosure with sliding door, pedestal wash hand basin with mixer tap and low flush WC. Attractive tiling to walls and extractor fan.

Bedroom 2 10' 1" x 9' 9" (3.07m x 2.97m) A good sized double room.

Bathroom With tiled walls and 3 piece 'natural' suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low flush WC. Shaver point and extractor fan.

Outside

Communal Gardens For use by all residents comprising lawns, well stocked mature flower beds and borders and an attractive sitting area.

Parking Designated parking space for 1 car plus Visitor Parking.

Services: Mains water, electricity and drainage. Electric underfloor heating.

Council Tax: Band E. South Lakeland District Council.

Tenure: Leasehold for the remainder of the 999 year lease dated 07/03/2002. Each flat has a ninth share in the Management Company which runs the building. The Management Company consists of all the apartment owners and is responsible for maintaining the property and arranges garden maintenance to the common parts.

The Annual Service Charge for 2022/23 is £1980 per annum and is payable by standing order monthly, quarterly, 6 monthly or in full. There is also a sinking fund payable once a year of £700. No upper chain.

Note: The lease specifies that the property is not to be used other than as a private dwelling in occupation of one family not for commercial lettings



Lounge

or business purposes (ie: no commercial holiday lettings).

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

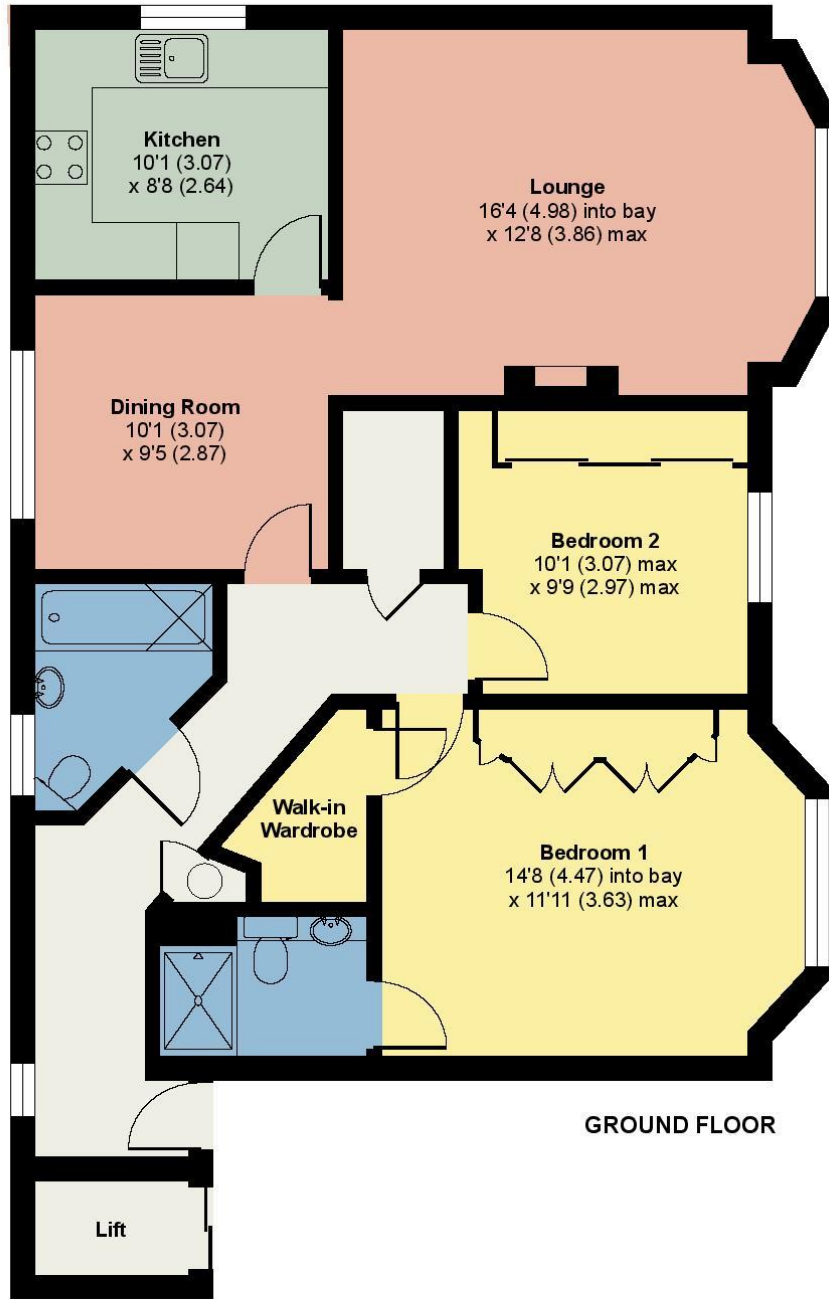
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £730 - £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Kents Bank Road, Grange-Over-Sands, LA11

Approximate Area = 932 sq ft / 86.6 sq m (excludes lift)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Hackney & Leigh. REF: 841935

A thought from the owners...“This is a comfortable and cosy flat with lovely neighbours and is wonderfully local on foot to all amenities.”

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.