



## Grange-over-Sands

£195,000

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

A lovely 2 Bedroom Ground Floor Apartment in this sought after development which is well located for a level walk to the amenities 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.

No Upper Chain

### Quick Overview

- 2 Bedrooms - Ground Floor Apartment
- 2 Reception Rooms - 2 Bath/Shower Rooms
- Convenient location
- Level walk to town
- Neatly presented
- Close to Doctors and Promenade
- Sought after development
- No upper chain
- 1 Parking Space plus Visitor Parking
- Superfast Broadband speed 80mbps available\*



1 Parking Space & Visitor Spaces

Property Reference: G2945



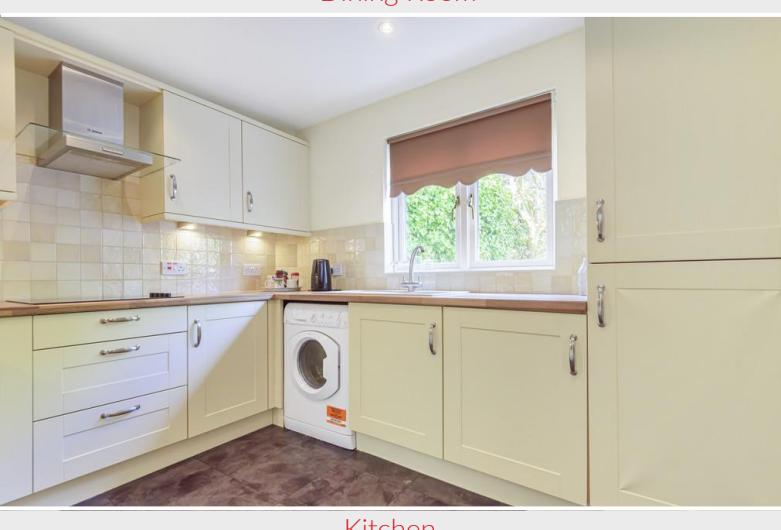
Dining Room



Lounge



Dining Room



Kitchen

**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 is a level walk in to Town and is close to the popular Edwardian Promenade and Doctors Surgery.

The spacious accommodation is well presented and double glazed and has electric underfloor heating. There are 2 communal 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 entrance door opens into the Hallway with large walk-in storage cupboard and airing cupboard housing the hot water cylinder, water pressure systems and slatted shelf. Door to Dining Room with archway to Lounge and door to Kitchen.

The Kitchen has 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. The Lounge is a well proportioned room with double glazed bay window. Feature fireplace with attractive wood surround, flame effect electric fire and marble inset and hearth.

Bedroom 1 is a spacious double Bedroom with walk-in wardrobe and hanging space. Door to En-Suite Shower Room having a 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 is also a good sized double room. The Bathroom has tiled walls and a 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 there are pretty, well stocked Communal Gardens for use by all the residents comprising lawns, well stocked mature flower beds and borders and an attractive sitting area. Designated Parking space and Visitor Parking.

**Location** Situated in a level position on the edge of the town centre with a variety of shops, 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

**Hallway** With a large walk-in storage cupboard, airing cupboard housing the hot water cylinder, water

**Dining Room** 10' 1" x 9' 5" (3.07m x 2.87m)

**Kitchen** 10' 1" x 8' 8" (3.07m x 2.64m)

**Lounge** 16' 4" into bay x 12' 8" (4.98m into bay x 3.86m)

**Bedroom 1** 14' 8" into bay x 11' 11" (4.47m into bay x 3.63m)

**En-Suite Shower Room**

**Bedroom 2** 10' 1" x 9' 9" (3.07m x 2.97m)

**Bathroom**

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

**Council Tax:** Band E. South Lakeland District Council.

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

**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 2024/25 is £1980 per annum and is payable by standing order quarterly £495. There is also a sinking fund payable once a year of £750. 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 or business purposes (ie: no commercial holiday lettings).

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

**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.



Bedroom 1



Bedroom 2



Bathroom



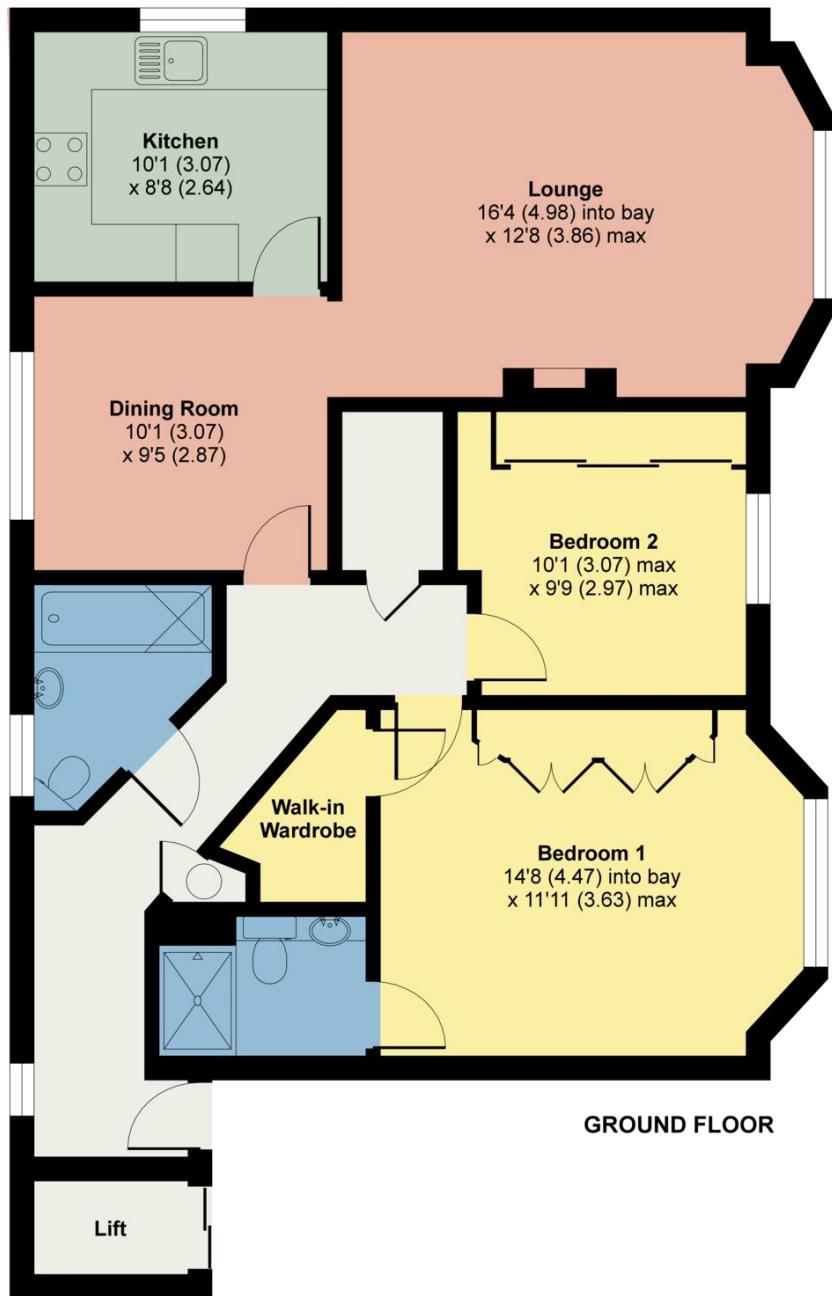
Communal Gardens

# Kents Bank Road, Grange-Over-Sands, LA11



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

For identification only - Not to scale



Certified  
Property  
Measurer

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

A thought from the owners - This is a lovely, bright, friendly place to live in a great location.

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