



## Grange-over-Sands

**£140,000**

Flat 4, The Regent  
Main Street  
Grange-over-Sands  
Cumbria  
LA11 6DY

A spacious 2 Bedroom Apartment in the centre of Town close to the many amenities that Grange has to offer with good views towards Morecambe Bay.

Comprising Shared Entrance, Private Entrance Hall, Open Plan Sitting/Dining Room with Kitchen off, 2 Double Bedrooms (1 En-Suite) and Bathroom. No Upper Chain.

Property Ref: G2664





View from Living/Dining Room

**Description/Location:** Regent House is a substantial building of considerable age, much extended in the 19th century and converted to apartments about 20 years ago. This property has a spacious and light Open Plan Living Area with Kitchen off and lovely views towards Morecambe Bay, 2 Double Bedrooms (1 En-Suite) and Bathroom. Outside there are Communal Grounds. Internal inspection is recommended to appreciate the lovely location of this Apartment!

Well situated within this popular coastal resort, handy for the local speciality shops, restaurants and close to the ornamental gardens, promenade and main car park. The main access to Apartments 3 - 6 is on the Main Street, almost opposite the Victoria Hall, near to

the 'sunken garden'.

**Accommodation (with approximate measurements)**

**Shared Entrance Hall** with return staircase to the First Floor.

**Entrance Vestibule** with door to:-

**Spacious Entrance Hall** with coved ceiling, night storage heater and deep display recess. Cupboard housing the hot water cylinder.

**Open Plan Living Area** 18' 10" max x 18' 0" max (5.74m max x 5.49m max) a light sunny 'L' shaped room with excellent views towards Morecambe Bay. 2 night storage heaters.

**Kitchen** 9' 7" x 7' 7" (2.92m x 2.31m) now in need of a little 'tlc', comprising white wall and base units and single drainer stainless steel sink unit. Built-in electric oven and ceramic hob with extractor fan over. Space for fridge and plumbing for washing machine. Night storage heater.

**Bedroom 1** 12' 4" max x 12' 8" max (3.76m max x 3.86m max) a good sized double room with night storage heater. Door to:-

**En-Suite Shower Room** with shower enclosure, pedestal wash hand basin and WC. Panel heater.

**Bedroom 2** 12' 6" x 8' 4" (3.81m x 2.54m) a double room with panel heater.



Kitchen

**Bathroom** having a 3 piece white suite comprising panelled bath, pedestal wash basin and WC. Panel heater.

**Outside:**  
**Communal Grounds** to the rear of the property.

**Services:** Mains water and electricity. Drainage is in to a private collection tank within the grounds which is then pumped to the mains. Gas not connected. Night storage or panel heater heating.

**Council Tax:** South Lakeland District Council – Band D

**Tenure:** Leasehold for 999 years dated the 6th October 2020. A Managing Agent undertakes the maintenance of the estate to include the adjacent Granary apartments, on behalf of the residents/owners. The Annual Service Charge for 2023 is £1647.96 per annum and is paid quarterly £411.00 per quarter.

Note: The lease does not allow for holiday lettings on a commercial basis.

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

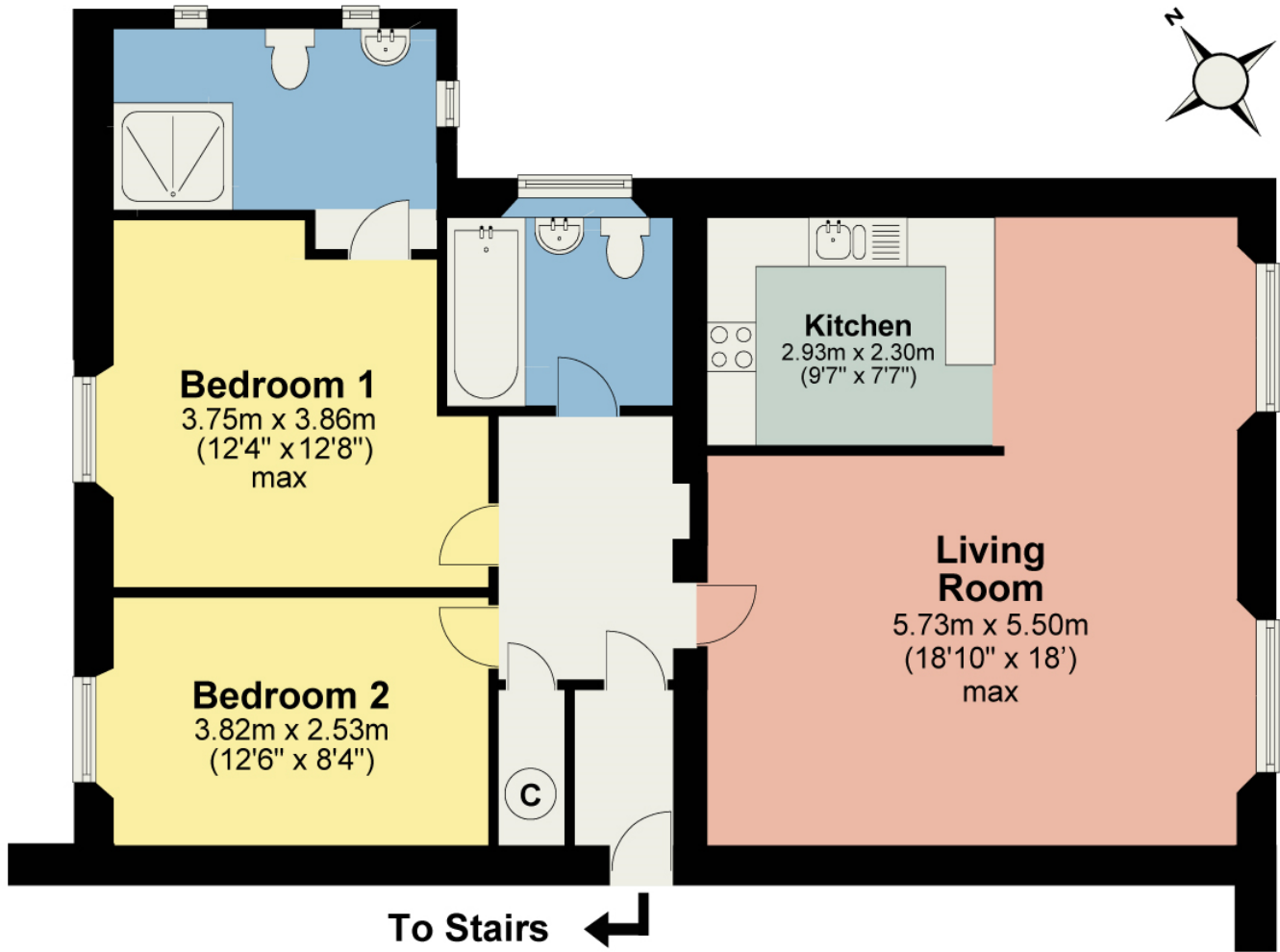
**Energy Performance Certificate:-** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Residential Lettings:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve



Bedroom 1

£650 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Total area: approx. 82.6 sq. metres (889.1 sq. feet)

For illustrative purposes only. Not to scale. GR245

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.