

Grange-over-Sands

£185,000

10 Berners Close, Grange-over-Sands, Cumbria, LA11 7DQ

A spacious and light 2 Bedroom, first floor apartment, in the desirable and convenient Berners Close apartment complex. The property is just a short level walk into town, a hop, skip and a jump from the Medical Centre and Promenade.

Comprising, Shared Entrance Hall, Private Entrance, 2 Double Bedrooms, Bathroom, Living/Dining Room and Kitchen. Private Parking space, Visitor Parking and Communal Gardens.

Quick Overview

First Floor Apartment

2 Bedrooms

1 Reception and 1 Bathroom

Pleasant outlook

Close to Promenade, Town and Medical Centre

Attractive Communal Gardens

Sought after apartments

Nicely presented

Private Parking Space and Visitor Parking

Superfast Broadband speed 80 mbps available*



2



1



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80 Mbps



Parking
Space

Property Reference: G2732



Entrance Hall



Sitting Room



Sitting Room through to Kitchen



Kitchen

Description: 10 Berners Close has many pluses! Not only will it suit a variety of different buyers! It is well presented, boasts a desirable convenient location and it is an ideal, low maintenance lock up and leave with private parking.

Formerly Berners Close Hotel and converted into individual, superior apartments in the late 1990's, these properties have always enjoyed a reputation for quality and convenience.

No 10, is light and bright and well presented throughout and benefits from gas central heating and double glazed windows.

The Shared Entrance with stairs leads to the First Floor with access to the Private Entrance Hall which has a useful cloaks cupboard and allows access to all other rooms. The Living/Dining Room is spacious with ample space for living and dining furniture and enjoys a sunny and pleasant aspect to the front through the twin windows. A square archway leads into the Kitchen which is bijou but perfectly formed! Fitted with a range of wall and base cabinets with 1½ bowl sink, electric oven, gas hob with cooker hood over and space for washing machine and under counter fridge.

Bedroom 1 is a spacious double with 2 recessed, double wardrobes and two windows - one being an attractive corner window. Bedroom 2 is slightly smaller with twin windows and pleasing outlook. The Bathroom is tiled with recessed ceiling spot lights and a 3 piece white suite comprising low flush WC, pedestal wash hand basin and bath with shower over.

Externally there is a designated private parking space and further visitor parking and use of the wonderful communal gardens which enjoy the most wonderful bay views.

Location: Berners Close benefits from a short, level walk into the centre of Grange over Sands and is just a 'hop, skip and jump' from the Medical Centre and picturesque Edwardian Promenade. Grange is a popular, friendly seaside town and is well served with amenities such as Railway Station, Primary School, Post Office, Library, Shops, Cafes & Tea Rooms. Located around 20 minutes from the M6 Motorway, enjoying good bus route links and providing easy access to the Lake District National Park.

To reach the property proceed up Main Street to the mini roundabout at the top and bear left along the Esplanade. A short way along on the left you will see the Bandstand and Ornamental Gardens on Park Road. Park Road then merges into Kents Bank Road with the entrance to 'Berners Close' on the left. Turn into the impressive gateway and bear sharp left. The parking space is shortly on the left hand side.

Accommodation (with approximate measurements)

Shared Entrance

Private Entrance Hall

Living/Dining Room 16' 2" max x 11' 11" max (4.93m max x 3.63m max)

Kitchen 8' 9" x 6' 0" (2.67m x 1.83m)

Bedroom 1 12' 3" x 9'5" plus wardrobes (3.73m x 2.87m) plus wardrobes

Bedroom 2 8' 7" x 8' 1" (2.62m x 2.46m)

Bathroom

Cellar Small cellar section.

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Leasehold. 999 years, subject to the remainder of the lease dated 30th June 1999. A copy of the lease is available at the office.

There is a Service Charge is £2,458.53 per annum (£212.38 monthly) which includes building insurance, maintenance of the communal areas and grounds, outdoor lighting, window cleaning and lighting of the cellar. Vacant possession upon completion.

Berners Close is within Grange Conservation Area.

*Checked on <https://checker.ofcom.org.uk/> 09/12/2022 - not verified.

Note: This property may only be used as a Private Dwelling House/Second Home. No Holiday Letting is permitted.

Council Tax: Band C. South Lakeland District Council

What3words: <https://what3words.com/ lied.replenish.relief>

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 £700 - £725 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Bathroom



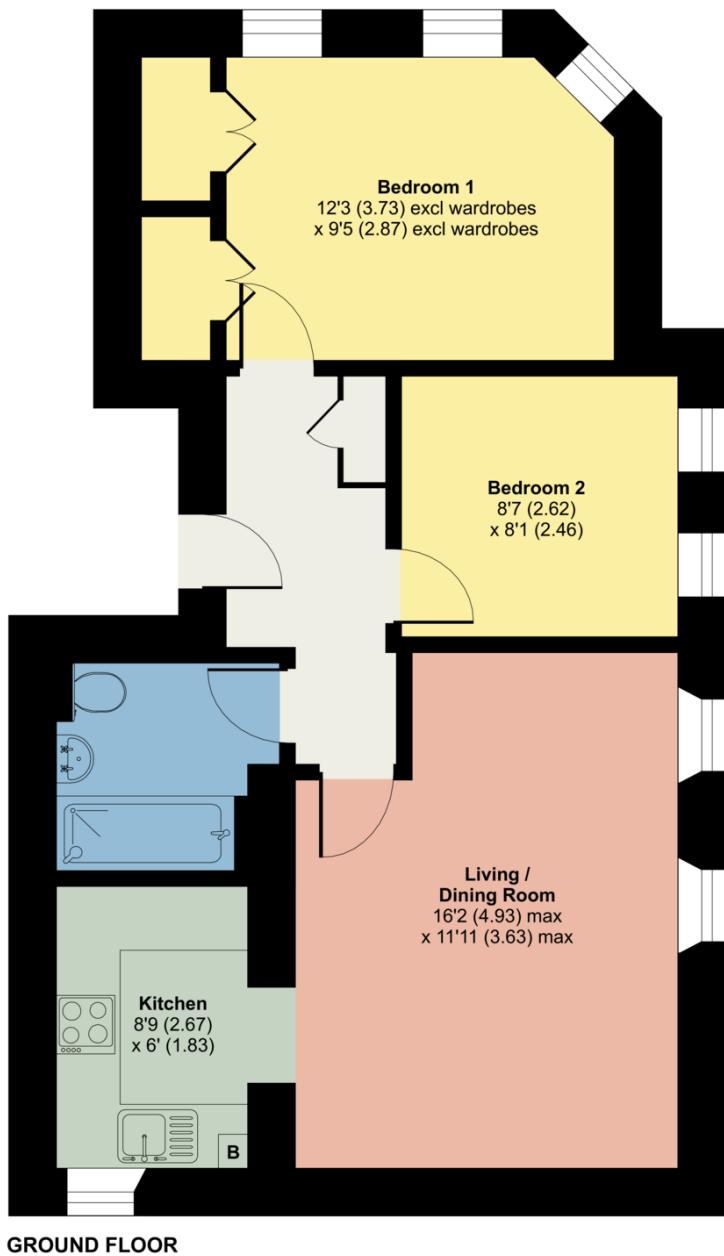
Communal Grounds

Berners Close, Grange-Over-Sands, LA11



Approximate Area = 580 sq ft / 53.8 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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