



Flat 8, Miramar Kents Bank Road, Grange-Over-Sands
£215,000 Leasehold





Flat 8

Miramar Kents Bank Road, Grange-Over-Sands

A well-presented, spacious, and sunny second-floor apartment with pleasant views across Morecambe Bay in a much sought-after development. It is centrally located within the very popular seaside town of Grange-over-Sands, and offers easy access via a short, level walk to the many amenities available there, including shops, cafes, a post office, butcher's, library, and the railway station. Grange has good bus route links and is within easy reach of the Lake District National Park and the M6.

The accommodation briefly consists of an entrance hall, sitting room, dining room, kitchen, and two bedrooms, one with an ensuite bathroom, and store room. The apartment is located on the second floor with a lift, and it faces the Southeast. The property benefits from double glazing.

The outside offers communal gardens with a summerhouse/shed, lawns, flower beds, and borders to the side of the property with allocated parking as well as visitor parking spaces.

SITTING ROOM

15' 1" x 14' 11" (4.59m x 4.56m)

Both max. Two double glazed windows, living gas flame fireplace, wood flooring.

DINING ROOM

10' 2" x 9' 6" (3.11m x 2.89m)

Both max. Double glazed window, wood flooring

KITCHEN

10' 2" x 9' 6" (3.09m x 2.9m)

Both max. Double glazed window, heated towel radiator, good range of base and wall units, sink, integrated oven, electric hob with extractor/filter over, integrated appliances including a dishwasher, fridge freezer and washer dryer, tiled splashback.

BEDROOM

13' 0" x 11' 11" (3.97m x 3.63m)

Both max. Double glazed window, built in cupboard.

EN-SUITE

7' 4" x 4' 9" (2.24m x 1.45m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, fully tiled walls, fitted mirror.

BEDROOM

9' 9" x 9' 7" (2.98m x 2.93m)

Both max. Double glazed window, built in wardrobe.

BATHROOM

8' 4" x 6' 10" (2.53m x 2.08m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, fully tiled walls, extractor fan.

HALLWAY

19' 7" x 4' 5" (5.97m x 1.35m)

Both max. Single glazed door, two built in cupboards one housing hot water cylinder, loft access.





OUTSIDE

To the side of the property there are communal gardens for all residents with a well kept lawn and patio areas.

ALLOCATED PARKING

Allocated parking for one vehicle.

EPC RATING D

SERIVCES

Mains electric, mains water, mains drainage.

TENURE: LEASEHOLD

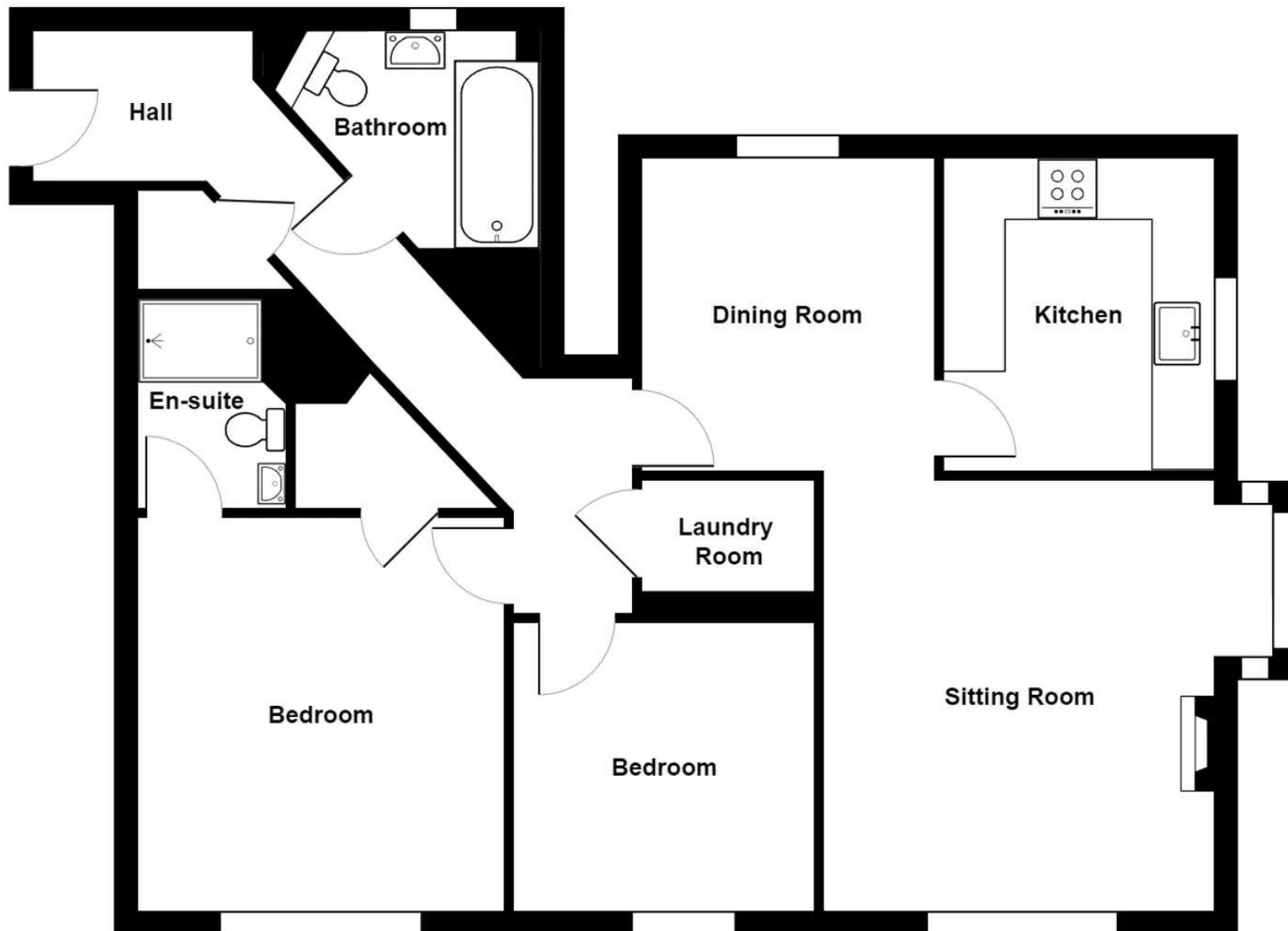
COUNCIL TAX: BAND E

DIRECTIONS

From our Grange office proceed to the bottom of Main Street and turn left in to Kents Bank Road. Continue, passing the left turn to Cross Street and the entrance to 4 Devonshire Place is set back off the street, on the left, immediately after Grange Laundry.

WHAT3WORDS:evoked.intruding.deposits.





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Total Area: 79.1 m² ... 851 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestateagents.co.uk • www.thwestateagents.co.uk



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