

Grange-over-Sands

£225,000

4 Crown Hill, Main Street, Grange-over-Sands, Cumbria, LA11 6AB

A super, chain free, 2 Bedroom Ground Floor Apartment in a Town Centre location with superb views towards the ever-changing sands of Morecambe Bay, plus designated Parking Space and Communal Grounds.

The well presented accommodation comprises Private Entrance Hall, Lounge, Dining Room, Kitchen, 2 Bedrooms and Shower Room.

Quick Overview

Ground Floor Apartment - 2 Bedrooms
2 Receptions - 1 Shower Room
Convenient Town Central Location
Super views over Morecambe Bay
Low maintenance property
Beautifully presented
Private Parking Space
Currently utilised as a Holiday Let
Superfast Broadband speed 80Mbps available*



2



1



2



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80 Mbps



Private Parking
Space

Property Reference: G2893



Description Crown Hill Apartments are centrally located in Grange making this property ideal for just 'popping out' to the many amenities which are literally 'on the doorstep'. This super Apartment is spacious, bright and sunny with well proportioned rooms and is beautifully and thoughtfully presented throughout. Currently it is utilised as a Holiday Let but would also make an ideal permanent residence or a super 'lock up and leave' no fuss, low maintenance property.

Crown Hill Apartments was built in the late 1980's to a high standard by 'Pilkington Properties'. The original facade was retained as a distinctive feature of the development. There are 18 purpose built Apartments throughout the development and there are stairs and lift or access to the First and Second floors. Designated Parking space.

The main front door opens into the 'L' shaped Hallway with corniced ceiling and useful cloaks and airing cupboards.

The Kitchen is furnished with white wall and base cabinets, 1½ bowl stainless steel sink unit, integrated fridge freezer, ceramic hob, electric oven and slimline dishwasher included. The Lounge is a lovely spacious sunny room painted in a calming soft green with large bay window providing further delightful Bay views. Cream, stone effect composite fire surround houses the coal effect electric fire. The Lounge is partially open to the Dining Area with rear window and ample space for dining furniture.



Kitchen

Bedroom 1 is a super room of generous proportions, lots of natural light through the large bay window, glorious views towards Morecambe Bay and beyond and built in wardrobe. Bedroom 2 is a large single room with fitted wardrobe enjoying very similar super Bay views. The Shower Room is tiled with neutral tiles, has a frosted window and a 3 piece white suite comprising WC with concealed cistern, wash hand basin and corner shower enclosure. Concealed washing machine included (in its own cupboard)

Crown Hill is set in pleasant, well maintained Communal Grounds and this Apartment comes with a designated Parking Space.

Location The location at Crown Hill is excellent for the local shops and amenities such as Medical Centre, Post Office, Library, Railway Station etc. It is also just a 'hop, skip and a jump' away from the picturesque, mile long, level, Edwardian Promenade, Bandstand and Ornamental Gardens. The popular historic village Cartmel is also just 2 miles away with fine dining, Cartmel races, sticky toffee pudding etc. The M6 Motorway at Junction 36 is just 20 minutes away.



Lounge

Crown Hill stands prominently at the top of Main Street, at the junction of The Esplanade and opposite the town's Clock Tower. Access to the Apartments is to the rear via the private car park - No. 4 having its own external door.



Lounge

Accommodation (with approximate measurements)

Hall

Kitchen 8' 2" x 7' 10" (2.49m x 2.39m)

Lounge 16' 10" into bay x 11' 6" (5.13m into bay x 3.51m)

Dining Room 8' 7" x 8' 5" (2.62m x 2.57m)

Bedroom 1 12' 11" into bay x 11' 10" (3.94m into bay x 3.61m)

Bedroom 2 10' 0" x 7' 5" (3.05m x 2.26m)

Shower Room 9' 5" x 6' 7" (2.87m x 2.01m)

Services: Mains Water (metered), electricity and drainage. Gas is not connected to Crown Hill. Electric heating and double glazed windows.

Tenure: Subject to the remainder of a 999 year lease dated 01/04/1989. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcon.org.uk> 19.3.24 not verified

Management Charges: There is a Service Charge payable twice yearly which covers building insurance, maintenance of the lift, communal grounds and communal lighting. The Service Charge for 2024/25 is £1072 twice yearly.

Note: Pets are not permitted at Crown Hill.

Conservation Area: Crown Hill is situated within Grange Conservation Area.

Business Rates/Council Tax: RV: £1300. Small business rate relief may be applicable. Previously Band D.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/toned.renting.wrenching>

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 £725 -£750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



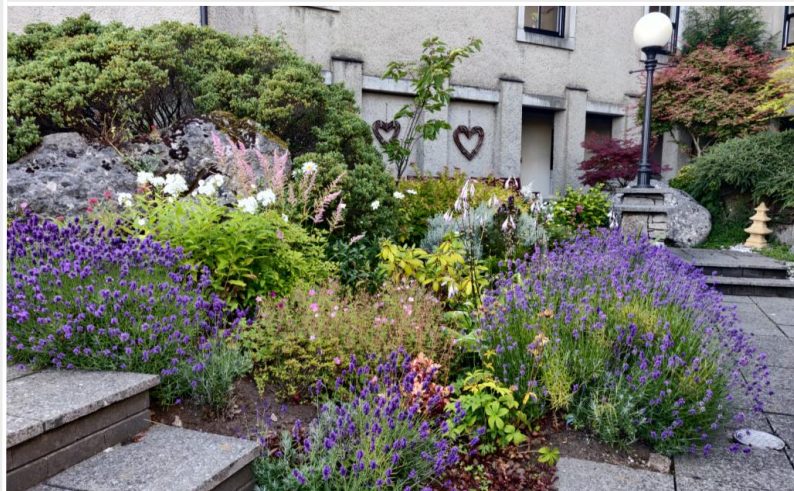
Dining Room



Bedroom 1

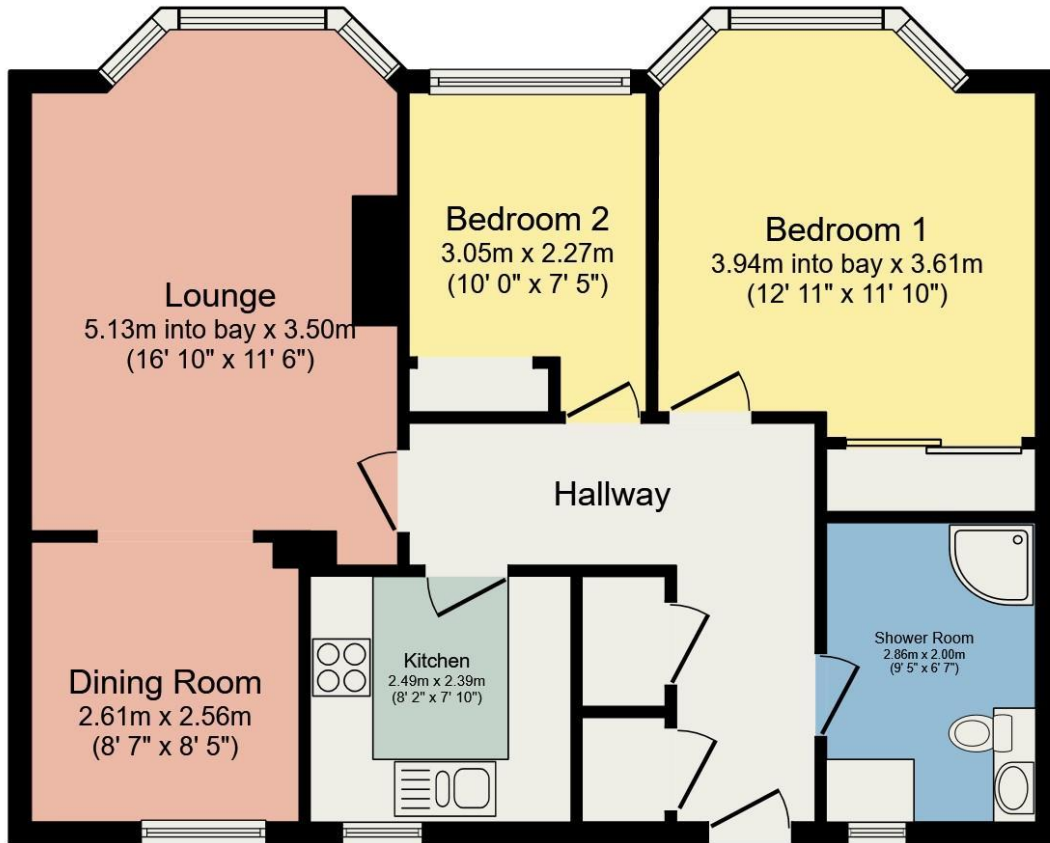


Bedroom 2



Communal Garden

Flat 4 Crown Hill, Main Street, Grange-Over-Sands



Total floor area 69.3 m² (746 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners - The stunning Bay views, central location, with a light and attractive layout, makes it an exceptional apartment. Feedback from Guests has been fabulous.

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