



## Grange-over-Sands

**£112,000**

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

3 Crown Hill is a compact, chain free, 1 Bedroom, Ground Floor Apartment with a nice glimpse of Morecambe Bay. This cosy apartment is ideal for the down sizer looking for a low maintenance home or as an 'ideal 'lock up and leave'.

Comprising Entrance Hall, Shower Room, Living/Dining Room, Kitchen and Bedroom. Designated Parking space and communal gardens. No upper chain.

### Quick Overview

Ground Floor Apartment - 1 Bedroom

1 Reception - 1 Shower Room

Convenient town centre location

View towards Morecambe Bay

Low maintenance property

Communal Gardens

Ideal lock up and leave

Designated Parking Space

No upper chain

Superfast Broadband speed 80mbps available\*



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80 Mbps



1 Parking Space

Property Reference: G2892



Living/Dining Room



Open Plan Living/Dining/Kitchen



Kitchen



Kitchen

**Description** Crown Hill Apartments are centrally located in Grange making this property ideal for the many amenities literally 'on the doorstep'. This cosy Apartment would make an ideal permanent residence but could also be a super 'lock up and leave' no fuss, low maintenance property. 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 Apartments in the development with lift and stair access to the First and Second floors. There are lovely Communal Gardens to the front and side of the property and a designated parking space.

The main entrance door opens into the Hallway with attractive wood laminate flooring and large Utility Cupboard with plumbing for washing machine plus cylinder cupboard. The Shower Room has a white suite comprising WC with concealed cistern, corner shower enclosure and wash hand basin on vanity unit. Ceramic tiled floor, chrome ladder style radiator and 3 internal glass blocks into the Hallway.

The Living/Dining Room is bright and sunny with 3 windows providing a dual aspect. To the front the Apartment enjoys a view into the Communal Grounds and a nice glimpse of Morecambe Bay. To the side, the deep set windows look into the town towards the Clock Tower. The Kitchen is furnished with a good range of high gloss black cabinets with wood effect work surface. Electric oven, ceramic hob with matte black back splash, extractor over and modern composite sink. Space for fridge freezer.

The double Bedroom has a side aspect with outlook into the Main Street and to the Clock Tower.

Crown Hill has pleasant well maintained Communal Grounds and this Apartment comes with a designated Parking Space.

**Location** This location is excellent for the amenities including a variety of independent Shops, Medical Centre, Post Office, Library, Railway Station etc. It is also just a 'hop skip and a jump' from the picturesque mile long, level, Edwardian Promenade, Bandstand and Ornamental Gardens.

Crown Hill is located 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 - No. 3 has its own external door.



## Accommodation (with approximate measurements)

Hall

Shower Room

Living/Dining Room 13' 3" x 10' 4" (4.04m x 3.15m)

Kitchen 9' 0" x 5' 5" (2.74m x 1.65m)

Bedroom 10' 5" x 6' 11" (3.18m x 2.11m)

**Services:** Mains water, electricity and drainage. Electric storage heaters.

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

\*Checked on <https://checker.ofcom.org.uk/> 19.3.24

**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 October 2023/24 was £543.56 payable twice yearly.

Note: Pets are not permitted at Crown Hill.

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

**Council Tax** Band B. Westmorland and Furness Council.

**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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £500 - £550 per calendar month. For further information and our terms and conditions please contact our Grange Office.



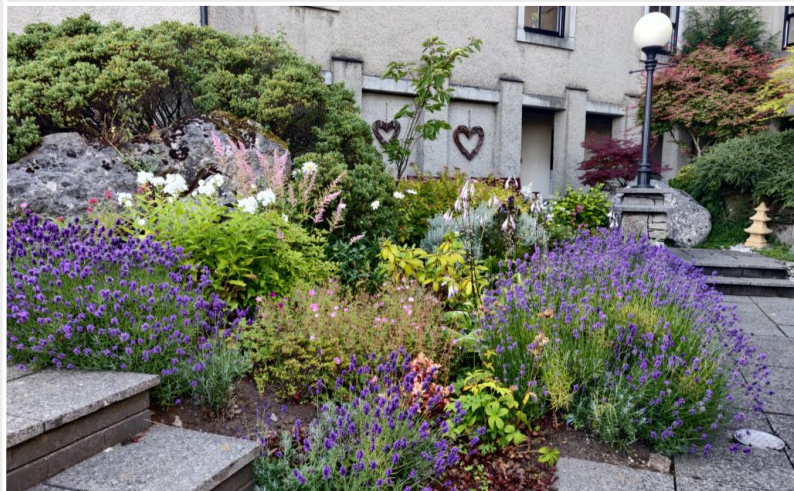
Bedroom



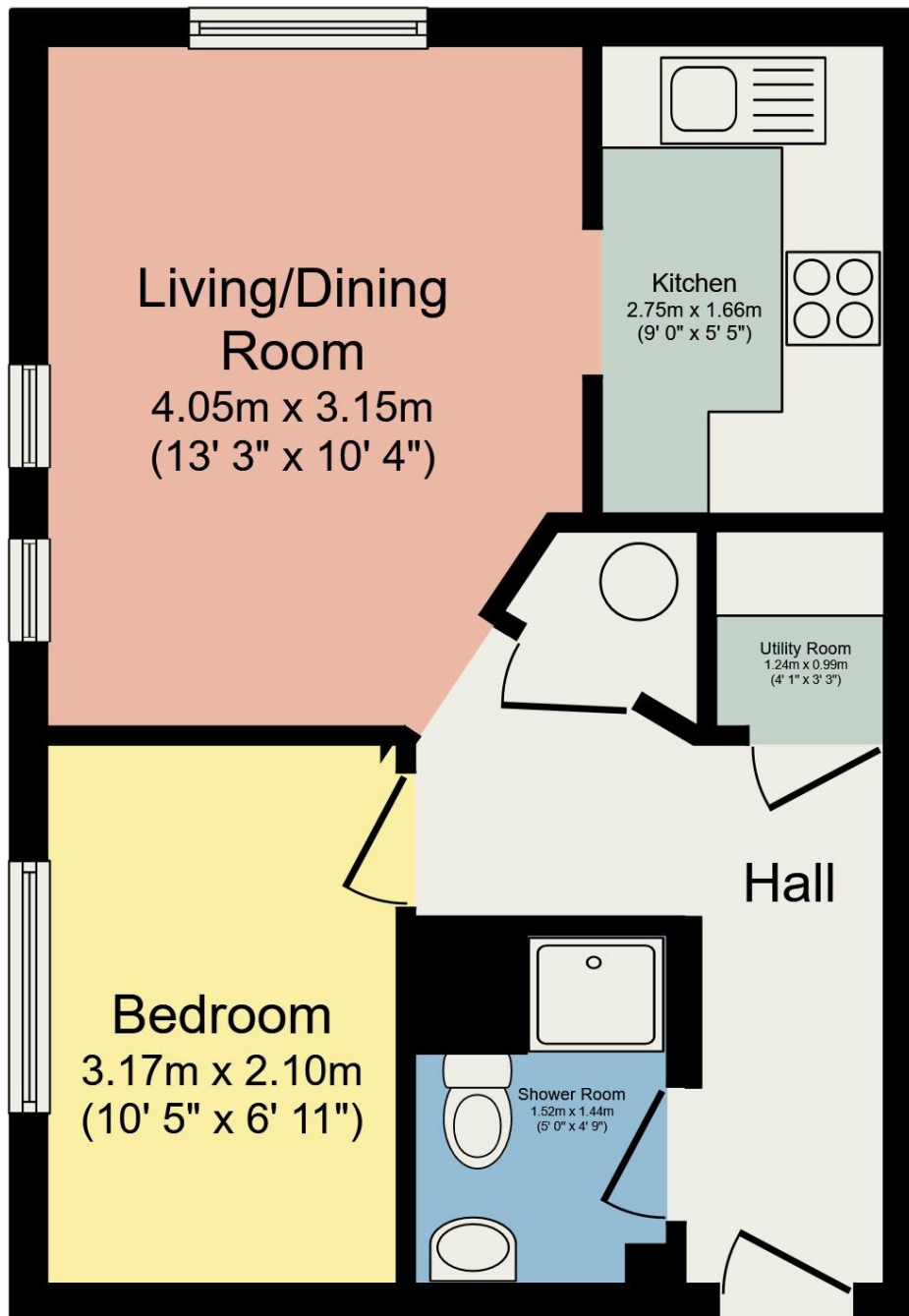
Bedroom



Shower Room



Communal Courtyard



Total floor area 35.7 sq.m. (384 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.