



Grange-over-Sands

£295,000

5 Berners Close, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7DQ

A wonderful, well presented, chain free, spacious and light First Floor Apartment (with lift) within the original part of this sought after building with superb views over the lovely Communal Gardens towards Morecambe Bay.

Comprising Entrance Hall with large cloaks cupboard, Lounge, Kitchen and 2 En-Suite Double Bedrooms. Shared Cellar Storage, 2 Parking spaces and use of the delightful Communal Gardens.

Quick Overview

First Floor Apartment - 2 Double Bedrooms
 1 Reception - 2 Bath/Shower Room
 Convenient location
 Level walk to town
 Stunning views towards Morecambe Bay
 Shared Cellar storage
 Neatly presented throughout
 Use of wonderful Communal Gardens
 2 designated Parking Spaces
 Superfast Broadband speed 80mbps available*



2



2



1



D



80 Mbps



2 Parking Spaces

Property Reference: G2896



Lounge



Views



Dining Kitchen



Dining Kitchen

Description Converted in the late 1990's by renowned developers 'New Brunswick Properties'. This lovely Apartment is part of the exclusive development at 'Berners Close'. No.5 is a wonderful, spacious, light and airy low maintenance Apartment on the First Floor of this sought after building enjoying the most sublime views over the Communal Grounds to Morecambe Bay and beyond!

Apartments within this super building with these views do not often come along and are always very popular. Neatly presented and neutrally decorated the property is ideal for the down-sizer, retiree or perhaps a professional couple.

The private Entrance door opens into the spacious Hallway with useful, large cloaks cupboards. The Lounge is a beautiful light and sunny room with a dual aspect. The views to the front overlooking the Communal Gardens to Morecambe Bay and the fells beyond are simply breathtaking. A glazed door opens to the Juliet Balcony and there is a gas stove with a polished stone hearth. The Dining Kitchen has a range of 'pine' base and wall cabinets with space for fridge freezer and plumbing for washing machine and slimline dishwasher. Built-in electric oven, gas hob and white sink. There is enough space for a small dining table and there is a storage/boiler cupboard housing the wall mounted gas central heating boiler.

Bedroom 1 is a well proportioned double Bedroom with En-Suite Shower Room comprising shower cubicle, WC and wash hand basin. Bedroom 2 is another generous double Bedroom with large, recessed storage cupboard, wonderful views towards Morecambe Bay and an En-Suite Bathroom comprising bath, wash basin and WC.

Externally there are wonderful, impeccably maintained Communal Gardens to enjoy and there are 2 designated parking spaces.

Location This property is situated in a level position $\frac{1}{4}$ of a mile from the centre of this popular Edwardian Seaside resort. The Medical Centre is very close by and there are many other amenities within a level walk including Post Office, Library, Shops, Cafes, Tearoom and Railway Station. The picturesque, mile long Promenade is a 'hop, skip and a jump' away along with the Bandstand and Ornamental Gardens.

To reach the property from the Grange office proceed up Main Street keeping left at the mini-roundabout onto the Esplanade. A short way along on the left you will see the Bandstand and Gardens on Park Road. Follow the road, through the traffic lights and turn left into the impressive gateway of 'Berners Close'. Keep to the left and the Parking is on the right hand side.

Accommodation (with approximate measurements)

Hallway

Lounge 19' 7" x 12' 9" (5.97m x 3.89m)

Kitchen 13' 1" x 10' 0" (3.99m x 3.06m)

Bedroom 1 19' 7" max x 10' 0" max (5.97m max x 3.05m max)

En-Suite Bathroom

Bedroom 2 12' 2" x 9' 3" (3.73m x 2.82m)

En-Suite Shower Room

Shared Cellar

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

Tenure Leasehold. Subject to a 999 year lease dated 01.08.1998. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 26.3.24 not verified

Management Charges The Management Charges for 2023/24 is £4267.69 and is paid on a monthly basis, which includes building insurance, maintenance of the communal areas and grounds, outdoor lighting, window cleaning and lighting of the cellar.

Council Tax Band E. Westmorland and Furness Council

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/proven.enthused.litigate>

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 £775 -£825 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



En-Suite Bathroom



Bedroom 2

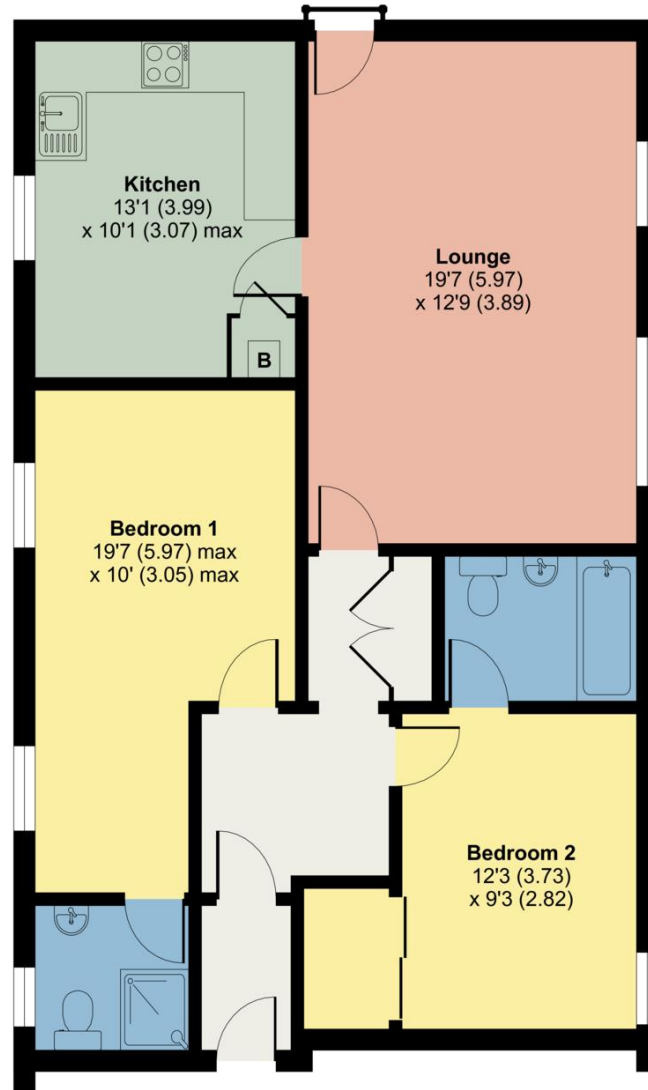


External

Berners Close, Grange-Over-Sands, LA11

Approximate Area = 917 sq ft / 85.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1106396

A thought from the owners - The depth of the lounge windows offer wonderful views across the Bay, even when sitting on the sofa.

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