



Grange-over-Sands

£285,000

1 Flaxford House, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7HD

A wonderful Ground Floor 'bungalow-style', Victorian Apartment with generous light rooms, original features, modern Kitchen and Shower Room and very sought after, convenient town location! Currently utilised as a successful Holiday Let.

Comprising Entrance Hall, Lounge, Breakfast Kitchen, 2 Double Bedrooms and Shower Room. Outside: Low maintenance Front Garden and Parking Space. Early viewing is highly recommended.

Quick Overview

Ground Floor Apartment - 2 Double Bedrooms
 1 Reception - 1 Shower Room
 Convenient, level walk to town
 Views towards Morecambe Bay
 High ceilings
 Generously proportioned rooms
 Private low maintenance Front Garden
 Car Parking Space
 Very successful Holiday Let
 Superfast Broadband available*



2



1



1



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Superfast



Car Parking Space

Property Reference: G2898



Kitchen



Lounge/Dining Room



Lounge/Dining Room



Kitchen

Description If you are in search of that ever elusive 'town centre Bungalow' then why not take a look at this, as a superb alternative! 1 Flaxford House is a superb, Victorian Ground Floor Apartment with impressive original features such as high corniced ceilings, deep skirting boards, original doors etc, with manageable, pretty Front Garden and Parking Space to the rear. The rooms are light, bright and well proportioned making it ideal for those looking to downsize, move closer to town, live on one level but have the independence of their own outdoor space and parking!

It will certainly also appeal to the Investor as it was purchased and fully renovated in 2016 and is a highly successful holiday let (accounts available upon request) through Sykes Cottages.

The wonderful, original front door opens into the spacious and welcoming Hallway with high corniced ceiling, storage/cloaks cupboard, high level storage cupboard and access to all rooms. The spacious Lounge/Dining Room also has a bay window which provides views towards Morecambe Bay. Gas fire with ornate white surround and ample space for living and dining furniture.

The Kitchen is very well proportioned and furnished with lovely, shaker style, cream wall and base cabinets with contrasting black granite work surface with 1½ bowl square sink. Integrated dishwasher and fridge freezer. Built in 'NEFF' oven, microwave and ceramic hob.

Bedroom 1 is very generous with bay window looking into the Front Garden. The free-standing wardrobes with sliding doors are included in the sale. Bedroom 2 is a second double Bedroom and has a rear aspect and recessed, original wardrobe. The Shower Room is modern with white suite comprising double walk in shower, wall mounted wash hand basin, WC and black ceramic floor tiles.

The Front Garden area is private with an area of artificial grass, decked seating area with pergola and a good range of mature plants, shrubs and trees. To the rear is a private Parking Space.

The contents of the Flat (apart from personal effects) are available, subject to further negotiations.

Location Perfectly situated for close, level access to the amenities of the town which include Medical Centre, Library, Post Office, Railway Station, Primary School, Cafes, Shops and Tearooms. The picturesque Edwardian Promenade, Ornamental Gardens and Band Stand. Grange is just 20 minutes from junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere where many South Lakes attractions can be found.

To reach the property follow Main Street to the mini clock-tower roundabout and bear right. Follow the short one way street and turn left into Kents Bank Road. Flaxford House can be found on the right hand side opposite the left turn in to Cross Street.



Lounge/Dining Room



Kitchen



Bedroom 1



Bedroom 2



Shower Room



Front Garden

Accommodation (with approximate measurements)

Entrance Hall

Lounge 18' 7" into bay x 13' 1" (5.66m into bay x 3.99m)

Kitchen 12' 7" x 11' 2" (3.84m x 3.4m)

Bedroom 1 18' 10" into bay x 14' 0" (5.74m into bay x 4.27m)

Bedroom 2 12' 10" x 9' 3" (3.91m x 2.82m)

Shower Room

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

Tenure: Leasehold. Subject to a 999 year lease dated 9th April 1976. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 05.04.24 not verified

Service Charges: Works are done on an 'as and when' basis and the costs are split between the 4 leaseholders at Flaxford House.

Business Rates: RV: £1925. Currently subject to small business rates relief.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/magazine.pipes.discloses>

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Holiday Letting Information: Currently let through Sykes Cottages and generating an income of £23,000 for 2023 net of Sykes Cottages commission. Cleaning costs etc are to be deducted from these figures.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £775 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Views



Front Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Kents Bank Road, Grange-Over-Sands, LA11

Approximate Area = 952 sq ft / 88.4 sq m (excludes communal hallway)

For identification only - Not to scale



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: 1107831

A thought from the owners - This beautiful period property is a charming place to live and provides convenient access to all we need in the Lakes.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/04/2024.

Request a Viewing Online or Call 015395 32301