



Grange-over-Sands

£235,000

3 Cardrona Court, Grange-over-Sands, Cumbria, LA11 7AW

3 Cardrona Court will appeal to many different buyers. It is a Ground Floor Apartment with more of a Bungalow feel and enjoys partial views towards Morecambe Bay. Garage, ample Parking and private Garden!

Comprising Entrance Porch, Hallway, Lounge/Diner, Kitchen, 2 Double Bedrooms, Bathroom, Garden, Parking and Garage. Viewing is highly recommended.

Quick Overview

- Ground Floor Apartment - 2 Double Bedrooms
- 1 Reception - 1 Bathroom
- Edge of town location
- Partial views towards Morecambe Bay
- Spacious and light
- Well presented throughout
- Private Garden
- Ample Parking for 3-4 cars
- Garage
- Superfast Broadband available*



2



1



1



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Superfast
Broadband



Ample Parking for
3-4 cars

Property Reference: G2901



Entrance Hall



Lounge



Lounge



Kitchen

Description 3 Cardrona Court is a super property which will have a very broad appeal. Ideal for Down-sizers, Lock-Up and Leavers, young Couples or Families perhaps.

3 Cardrona Court is part of a substantial, Detached House, converted many years ago between Grange and Kents Bank. The property is very well presented indeed and feels spacious, light and modern throughout - it is certainly one to consider as an alternative to a Bungalow - With its private Entrance, extensive Parking, Garage and private Garden it really does not feel like an Apartment at all.

Internally the décor is tasteful and neutral with attractive, modern internal 'oak' doors, recessed ceiling spot lights and wood effect flooring. The external door opens into the spacious Porch with side window. A step up and the door opens into the Hallway. The inviting Hallway has access to all rooms and large cloaks cupboard with power (currently housing an additional freezer).

The Kitchen has a front aspect and was fitted by Howdens in January 2023 and is furnished with a range of cream shaker style wall and base cabinets with solid wood work surface and super cream, electric Aga. Porcelain sink, integrated fridge, freezer and wine fridge. The Lounge/Diner is a most impressive room with a wonderful large walk in bay window which provides lots of sunshine and lovely views into the Garden and partial views towards Morecambe Bay. Corner multi-fuel stove on a slate hearth and wood effect laminate floor.

Bedroom 1 is a spacious Double Room with a front aspect, recessed shelved cupboard and attractive window shutters and door to the 'Jack & Jill' Bathroom. Bedroom 2 is also a Double Bedroom with aspect to the side and built in, 'oak' fronted wardrobe. The Bathroom (accessed from the Hall and Bedroom 1) is contemporary and fully tiled with neutral, stone effect wall and floor tiles and underfloor heating. The white suite comprises bath with shower over, WC and wash hand basin set into an attractive, wood effect, vanitory storage unit. Chrome ladder radiator. The Utility cupboard has plumbing for washing machine and houses the hot water cylinder.

The pretty private Front Garden is the "cherry on the cake" with paved patio area with 'Indian flags' from which to sit, with a cold glass of wine and admire the view and take in the piece and quite. Lawn and planted borders to satisfy those who enjoy a little gardening. The Single Garage is one of a row of six with an up and over door which was replaced in July 2023 and has light, external power socket and outside tap. There is Parking for 3-4 vehicles.

Location: 3 Cardrona Court is located in a quiet area part way between Grange over Sands and Kents Bank. Grange town centre is a little under a mile away and has amenities such as Primary School, Medical Centre, Post Office, Library, Railway Station, Cafes, Public House, Shops and Tearooms etc. The picturesque, mile long, Edwardian Promenade, Band Stand and Ornamental Gardens are all close-by too. The Village of Cartmel is approx 3 miles away renowned not only for its famous Priory Church, Cartmel Races, Sticky Toffee Pudding and the award winning eateries including the famous L'enclume but also for its quaint architecture and ancient buildings.

To reach the property from Grange over Sands Town Centre take the main road westwards towards Allithwaite. Rising up the hill (Allithwaite Road) passing Cartmel Grange Nursing Home (large pink building) on the right, as the road levels turn left into Cardrona Court, which is just past Oversands View. No. 3 can be found to the rear of the building on the right hand side.

Accommodation (with approximate measurements)

Porch

Hallway

Kitchen 11' 1" x 6' 2" (3.38m x 1.89m)

Lounge/Dining Room 16' 0" into bay x 15' 3" max (4.89m into bay x 4.67m max)

Bedroom 1 13' 8" x 10' 8" (4.17m x 3.25m)

Bedroom 2 14' 7" max x 10' 0" max (4.45m max x 3.07m max)

Bathroom

Garage 19' 4" x 8' 9" (5.89m x 2.67m)

Services: Mains water, electricity and drainage. Electric heating. Aga and Wood-burning stove

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated the 23rd march 2007. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 08.4.24 not verified

Note: Business use is not permitted. Assured Shorthold Tenancies are allowed but Holiday Letting is not permitted.

Management Charges The service charge for 2024 is £1200 per annum with a ground rent of £30 per annum. The freehold is vested in the Cardrona Court Management Company Ltd which is comprised of the individual apartment owners.

Council Tax: Band B. Westmorland and Furness Council.

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

What3words: <https://what3words.com/committee.wipes.batchelor>

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 £750 - £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



Garden



View from Lounge and Garden

Cardrona Court, Grange-Over-Sands, LA11

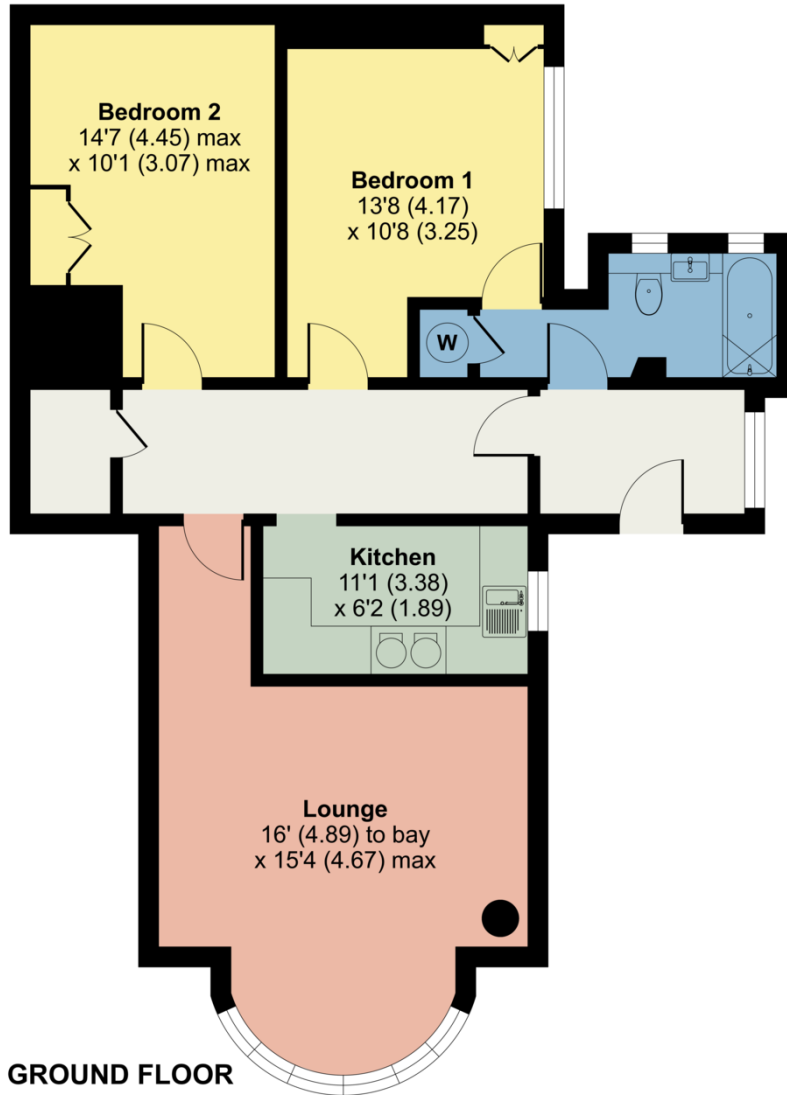
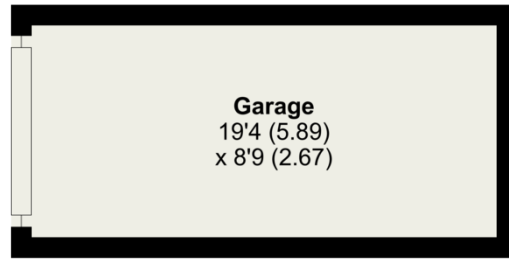


Approximate Area = 833 sq ft / 77.3 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1004 sq ft / 93.1 sq m

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: 1110900

A thought from the owners - The bay window view will blow you away, on a summers day, along with the peace and quiet

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 16/04/2024.

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