



## Grange-over-Sands

**£185,000**

Flat 3 Myrtle Court, Main Street, Grange-over-Sands, Cumbria, LA11 6FD

3 Myrtle Court is a lovely Second Floor, 2 Bedroom Apartment with super views to Morecambe Bay, appealing layout and excellent central location within the town.

Comprising Hallway with storage/airing cupboard, Open Plan Living/Dining/Kitchen, 2 Bedrooms and Bathroom. Ideal for Investors, First Time Buyers and Second Home Owners. Viewing recommended.

### Quick Overview

Second Floor Apartment - 2 Double Bedrooms  
Open Plan Living/Dining/Kitchen - 1 Shower Room

Excellent views towards Morecambe Bay

Exposed beams

Excellent central, convenient location

Easy access to picturesque Promenade

Ideal Lock Up and Leave

Superfast Broadband available\*



2



1



1



E



Superfast  
Broadband



No Parking

Property Reference: G2916



View to Morecambe Bay



Open Plan Living Area/Kitchen



Open Plan Living Area



Open Plan Living Area/Kitchen

**Description** Flat 3 Myrtle Court is a super, spacious and light Second Floor Apartment with a modern 'lofty' feel, exposed beams, well thought out layout, spacious rooms, excellent central location and magnificent far-reaching views towards Morecambe Bay and the coastline and fells beyond. This property will appeal to Investors, those seeking a bolt-hole or perhaps a First Time Buyer.

The Shared Entrance Hall (with Flat 2) and stairs with good amount of natural light lead up to the private entrance door. The Entrance Hall has recessed ceiling spot lights, exposed beams, spacious airing cupboard housing the water pressure system and access to all rooms. The Open Plan Living Area is spacious with twin, dormer windows to the front providing the most splendid, panoramic bay views. The pitched ceiling has a range of exposed ceiling beams and there is ample space for dining if required. The attractive Kitchen Area is furnished with a range of cream wall and base cabinets with beech effect worktops, splash back tiling and under unit lighting. Single drainer stainless steel sink unit, integrated fridge, built in electric oven and hob with brushed stainless steel extractor over. Freestanding freezer and space and plumbing for washing machine. Inset ceiling down-lights and engineered 'oak' floor.

Both Bedrooms are double rooms with some reduced head height and exposed beams. The Shower Room has a modern 3 piece white suite comprising corner shower with curved sliding doors, pedestal wash hand basin and WC. 'Velux' roof light, wall heater, extractor and inset ceiling down-lights.

Although there is no private parking with Myrtle Court, on street parking is available and there are car parks close-by. Annual (or weekly) car parking passes are available to purchase from Westmorland and Furness Council.

**Location** This manageable, yet spacious Apartment enjoys an incredibly convenient location with many of the towns amenities including Medical Centre, Post Office, Library, Primary School, Railway Station Cafes, Shops and Tearooms just a short stroll away. The picturesque Edwardian Promenade, Ornamental Gardens and Band Stand are just a hop, skip and jump away.

From the Grange Office proceed up the hill and at the mini roundabout Myrtle Court can be found on the left hand side.

**Accommodation (with approximate measurements)**

**Shared Entrance**

**Private Entrance Hall**

**Open Plan Living Area** 25' 9" max x 13' 1" max (7.85m max x 4.01m max)

**Bedroom 1** 13' 9" max x 11' 6" max (4.19m max x 3.51m max)

**Bedroom 2** 12' 2" max x 12' 0" max (3.71m max x 3.66m max)

**Shower Room**

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

**Tenure:** Freehold. Subject to the remainder of a 999 year lease dated 01/01/2009. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk> 4.5.24 not verified

**Note:** This property cannot be used as a holiday let.

**Management Charges:** There is a Service Charge of approx £40-50 pcm making a total of £480 - £600 per annum. No Ground Rent is payable.

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

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

**What3words:** <https://what3words.com/parks.tastes.nightfall>

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

**Rental Potential:** This property is currently let on a six month tenancy which expires in October 2024. The current rent achieved is £900 per calendar month.

#### 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



Shower Room



View to Morecambe Bay

# Myrtle Court, Main Street, Grange-Over-Sands, LA11



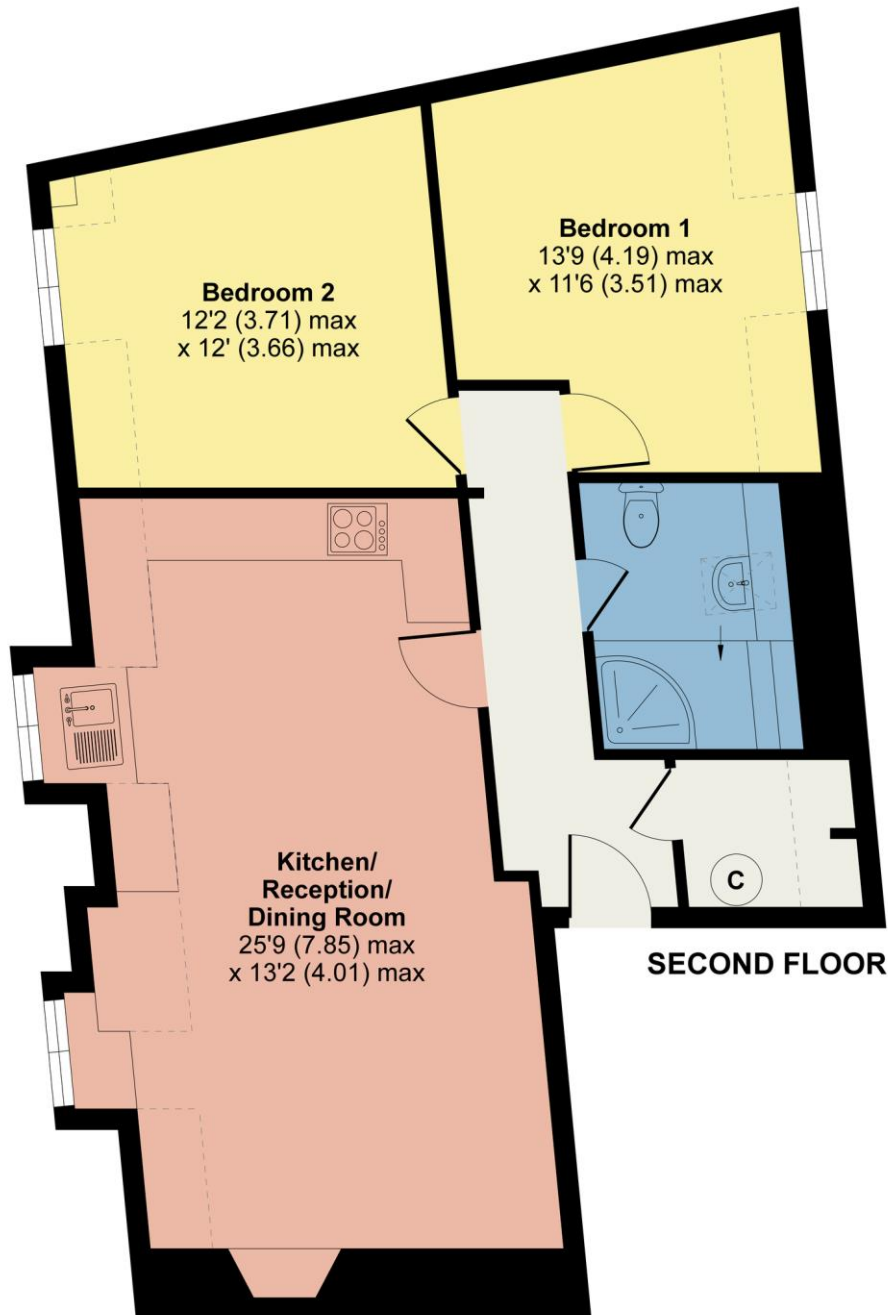
Approximate Area = 687 sq ft / 63.8 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Total = 792 sq ft / 73.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 748458

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