



Grange-over-Sands

£230,000

Flat 2 Myrtle Bank, Main Street, Grange-over-Sands, Cumbria, LA11 6FD

2 Myrtle Court is a super, chain free First Floor, 2 Bedroom Apartment with the most magnificent Bay views, appealing layout and central location.

Comprising Hallway with Cloaks Cupboard and Utility Closet, Open Plan Living/Dining/Kitchen, 2 Double Bedrooms (1 En-suite) and Bathroom. Ideal for Investors, First Time Buyers or perhaps those seeking a bolt-hole. Viewing recommended.

Quick Overview

First Floor Apartment - 2 Double Bedrooms
 1 Reception Room - 2 Bath/Shower Rooms
 Breath-taking views towards Morecambe Bay
 Very well presented
 Central, convenient location
 Easy access to picturesque Promenade
 Ideal Lock Up and Leave
 No Upper Chain
 Superfast Broadband speed 80 mbps available*



2



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80 Mbps



No Parking

Property Reference: G2917



Open Plan Kitchen/Living Room



Dining Area within the Living Area



Open Plan Kitchen/Living Room



Bedroom 1

Description 2 Myrtle Bank is a lovely, spacious, light and bright Apartment with a good layout which is well presented throughout, with the most sublime views towards Morecambe Bay and the beautiful coastline beyond. This property will appeal to investors, those seeking a bolt-hole (an ideal lock up and leave) or perhaps a first time buyer or down-sizer.

A Shared Entrance Hall (with Flat 3) and stairs with good amount of natural light lead up to the private entrance door. The 'L' shaped Hallway has 2 cloaks cupboards and a very useful Utility Closet with plumbing for washing machine.

The modern, Open Plan Living/Dining/Kitchen is full depth with a dual aspect. The front aspect is pleasant towards the town and to the rear from the lovely, walk-in bay window are the magnificent, panoramic views of the ever changing sands of Morecambe Bay - a super spot for an easy chair to waste many hours! The Kitchen has an engineered oak floor and cream gloss wall and base cabinets with stainless steel sink unit, built-in electric oven and hob and integrated fridge, freezer and dishwasher.

There are 2 Bedrooms, the Master Bedroom is situated to the rear making the most of the stunning Bay views and benefits from an En-Suite Shower Room having a 3 piece white suite. Bedroom 2 is also a double with a pleasant outlook to the town and clock tower. The Bathroom is spacious with a 'P' shaped bath, WC and pedestal wash hand basin.

Although there is no parking with Myrtle Court, on street parking is available close-by and 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)

Hallway

Open Plan Living/Dining/Kitchen 27' 4" into bay x 12' 11" (8.34m into bay x 3.96m)

Bedroom 1 12' 7" x 11' 7" (3.84m x 3.53m)

En-Suite Shower Room

Bedroom 2 9' 6" x 8' 11" (2.9m x 2.72m)

Bathroom

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

Tenure: Leasehold. Subject to a 999 year lease dated

01/01/2009. Vacant possession upon completion.
*Checked on <https://checker.ofcom.org.uk/> 4.05.24 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 tenanted and the tenancy is on a month to month basis. The current rent achieved is £900 per calendar month.



Bedroom 2



Open Plan Kitchen/Living Room



View towards Morecambe Bay

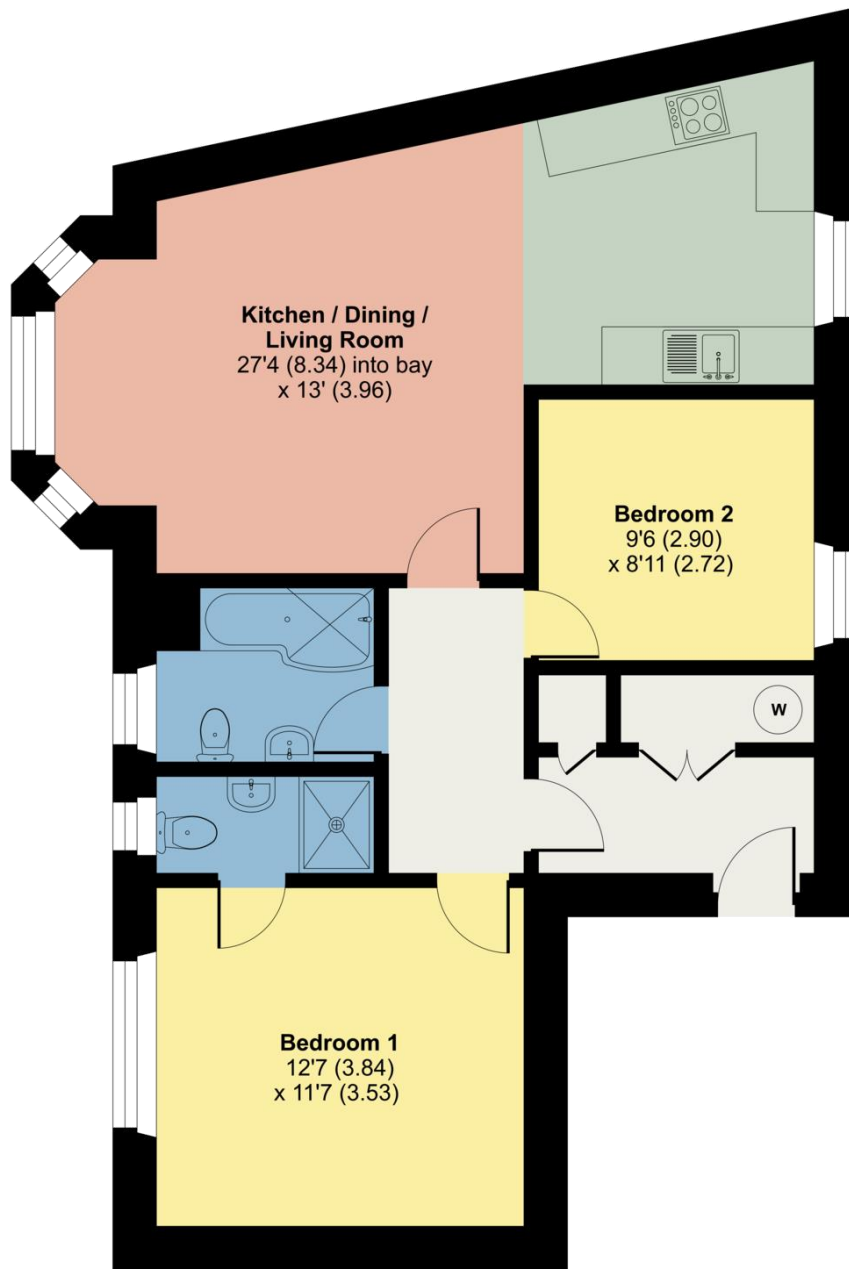


Grange Clock Tower

Main Street, Grange-Over-Sands, LA11

Approximate Area = 762 sq ft / 70.7 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'chemcom 2024. Produced for Hackney & Leigh. REF: 1124463

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