



Grange-over-Sands

£160,000

Flat 3 Clarehaven, Main Street, Grange-over-Sands, Cumbria, LA11 6DP

Perfect lock up and leave, first time buyer, or investment property. Very well presented, light and bright Second Floor Apartment with incredible Bay views and no upper chain.

Comprising Hallway, Open Plan Living/Dining/Kitchen, 2 Double Bedrooms and Shower Room. Viewing highly recommended.

Quick Overview

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

Superb, panoramic Bay Views

Convenient location

Excellent lock up and leave

Well presented throughout

Spacious, light and airy

Annual car park passes available

No upper chain

Superfast Broadband speed 80 mbps available*



2



1



1



E



80 Mbps



On road or Permit Parking

Property Reference: G2937



Open Plan Living/Dining Area



Open Plan Living/Dining Area



Bedroom



Views to Morecambe Bay

Description This property will particularly appeal to those seeking a low maintenance, affordable, First Time Buyer property or weekend getaway or second home. The views are superb to Morecambe Bay and beyond, there is a good level of privacy and security and there is nothing to do inside, presented in lovely condition throughout with pleasing neutral decor. Literally, just ready to pop in your own bits and pieces and your lovely weekends away are sorted out.

With the lack of private outdoor space (the Promenade, Playground, Ornamental Gardens etc for the children are just a hop, skip and jump away) this property is a fantastic, low maintenance, worry free lock up and leave. It will also appeal to the investors with the rental market remaining strong in Grange over Sands. Being on the second floor this Apartment really does make the most of the far reaching views of Morecambe Bay and the Coastline beyond.

The shared Entrance is neat and tidy and stairs lead up to the private entrance door. The Hallway is light with high level 'Velux' roof window and attractive engineered oak flooring. There is a cupboard housing the hot water boiler and access to all rooms.

The Open Plan Lounge/Dining and Kitchen has engineered oak flooring and glazed door to a Juliet balcony with simply breath-taking Bay views. A chair close to here is an absolute must - the view changes by the second and is very calming indeed. There is ample space for living and dining furniture. The Kitchen is fitted with a range of shaker style cream wall and base cabinets with wood effect work surface. Stainless steel sink unit, built in electric oven and hob, washing machine and fridge freezer.

Both Bedrooms are well proportioned doubles and could easily accommodate king/queen size beds. Bedroom 1 has a charming, arch topped window with front aspect and Bedroom 2 a good sized 'Velux'. The Shower Room has a white suite comprising corner shower enclosure, low flush WC and pedestal wash hand basin. Chrome ladder style radiator.

A home from home with everything you need!

Although this property has no parking, annual car park passes are available and the car park is under a 2 minute walk away. This pass is not limited to Grange and extends to certain car parks throughout South Lakeland. On street parking is available also.

Location Clarehaven is very conveniently situated in the heart of the town with excellent access to the impressive range of amenities that Grange-over-Sands has to offer such as Medical Centre, Railway Station, Primary School, Library, Post Office, Shops, Cafes/Tea Rooms and of course the

picturesque Edwardian, mile long Promenade, Ornamental Gardens and Band Stand! There are several restaurants and public houses in close proximity.

To reach the property upon entering Grange pass the Duck Pond on the left and Hazelmere Tea Rooms on the right and continue to Main Street Zebra crossing. The pedestrian gate to Clarehaven can be found after the Chocolate Shop and hairdressers on the left hand side.

Accommodation (with approximate measurements)

Hallway

Open Plan Living/Dining 17' 11" x 11' 10" (5.46m x 3.61m)

Kitchen 8' 11" x 6' 11" (2.72m x 2.11m)

Bedroom 1 15' 0" max x 8' 8" max (4.57m max x 2.64m max)

Bedroom 2 11' 2" x 9' 11" (3.4m x 3.02m)

Shower Room

Services: Mains water, electric and drainage.

Tenure: Leasehold. Subject to a 999 year lease dated February 2016. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 29.5.24 not verified

Note: This property can only be used as a Private Dwelling House. Holiday Letting is not permitted but Assured Shorthold Tenancies are.

Management Charges: There is no Management Charge in place. Works are done on an 'as and when' basis and shared between the 3 flats. The cost of electricity for the shared hallway is split between Flats 2 & 3 and is approx £30-£40 per annum.

Council Tax: Band A. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/apricot.swoop.enabling>

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 £625 - £675 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Open Plan Living/Dining Area



Open Plan Living/Dining Area



Bedroom 1

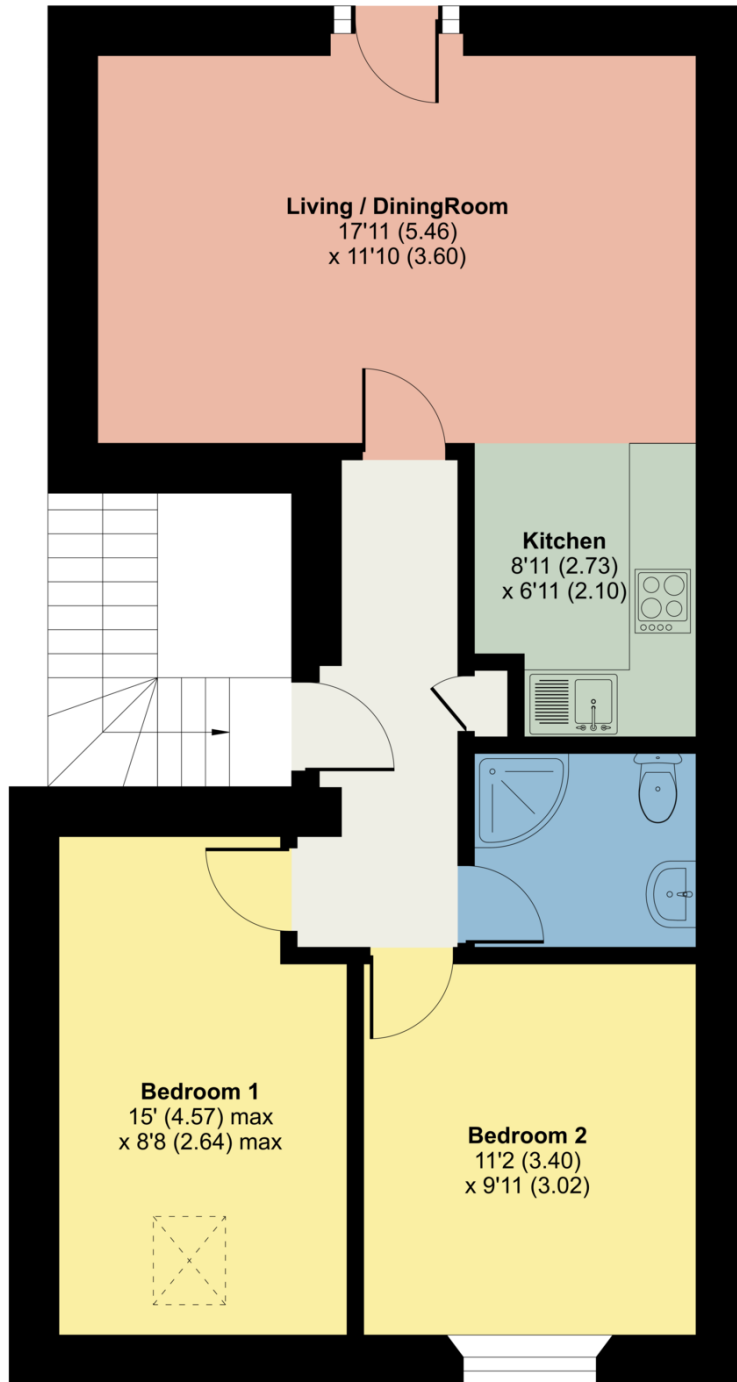


Bedroom 2

Main Street, Grange-Over-Sands, LA11

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1140082

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