



Grange-over-Sands

£170,000

7 Berners Close, Grange-over-Sands, Cumbria, LA11 7DQ

This is a lovely, bright and airy, 2 Bedroom Second Floor Apartment within the popular Berners Close Development. Now in need of some 'TLC' this property benefits from being a level walk into Town and the beautiful Communal Grounds and Parking Space.

Comprising Shared Entrance with lift and stair access, Private Hallway, 2 Bedrooms, Bathroom, Lounge and Kitchen. No Upper Chain.

Quick Overview

- Second Floor Apartment - 2 Bedrooms
- 1 Reception - 1 Bathroom
- Partial Bay views from Lounge
- Easy access to Promenade
- Level walk into town
- Light and airy
- Communal Gardens
- 1 Parking Space + Visitor Parking
- No upper chain
- Superfast Broadband available*



2



1



1



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Superfast
Broadband



1 Parking Space
plus Visitor

Property Reference: G2953



Lounge



Kitchen



Bedroom 1



Bedroom 1

Description Formerly Berners Close Hotel and converted into individual, superior Apartments in the late 1990's, their location on the level means that they are very convenient for the amenities of the town. No.7 is located on the Second Floor and has a lofty, airy, light feel throughout. Now ready for some 'TLC' this Apartment is ideal for those who are down-sizing or those seeking a lock up and leave property.

The private Entrance door opens into the spacious Hallway with 'vellum' roof window and large cloaks/storage cupboard which houses the wall mounted gas central heating boiler. We then come to Bedroom 2 which is a double with large 'Velux' window. Bedroom 1 is also a double with built in wardrobes and window with aspect towards the town. The Bathroom is generous and has a 3 piece white suite comprising WC, pedestal wash hand basin and bath with shower over. Tiled walls, recessed ceiling spot lights and 'Velux' window.

The Lounge is of pleasing proportions and enjoys a dual aspect with partial views towards Morecambe Bay from the attractive, large window with window seat. The Kitchen has a large, low 'Velux' window and is furnished with a range of pale blue wall and base cabinets with 1½ bowl sink unit. Built-in electric oven, gas hob, integrated fridge freezer and dishwasher.

Externally there are beautiful, well tended communal Gardens with sublime Bay views and a designated Parking space plus Visitor Parking.

Location Berners Close benefits from a short, level walk into the centre of Grange over Sands and is just a 'hop, skip and jump' from the Medical Centre and picturesque Edwardian Promenade. Grange is a popular, friendly seaside town and is well served with amenities such as Railway Station, Primary School, Post Office, Library, Shops, Cafes & Tea Rooms. Located around 20 minutes from the M6 Motorway, enjoying good bus route links and providing easy access to the Lake District National Park.

To reach the property proceed up Main Street to the mini roundabout at the top and bear left along the Esplanade. A short way along on the left you will the Ornamental Gardens on Park Road, follow the road past Clare House and 'Berners Close' is shortly on the left. Turn into the impressive gateway and keep left. The designated Parking space is shortly on the left hand side.

Accommodation (with approximate measurements)

Hallway

Bedroom 2 10' 9" x 9' 6" (3.28m x 2.9m) with limited head height

Bedroom 1 10' 10" x 10' 6" (3.3m x 3.2m)

Bathroom

Lounge 16' 8" max x 14' 8" (5.08m max x 4.47m)

Kitchen 9' 6" x 7' 9" (2.9m x 2.36m)

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

Tenure: Leasehold. Subject to a 999 year lease dated 1st August 1998. Vacant possession upon completion. No upper chain.

Management Charges: The Service Charge for 2023/2024 is £339.56 a month, which includes building maintenance and insurance, maintenance of the communal areas and grounds, outdoor lighting, lift service and maintenance, window cleaning and lighting of the cellar.

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

Council Tax: Westmorland and Furness Council. Council Tax Band D.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words

<https://what3words.com/scramble.departure.supporter>

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 £725 - £750 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).



Bathroom



Communal Grounds



Communal Grounds



Car Park with designated spaces

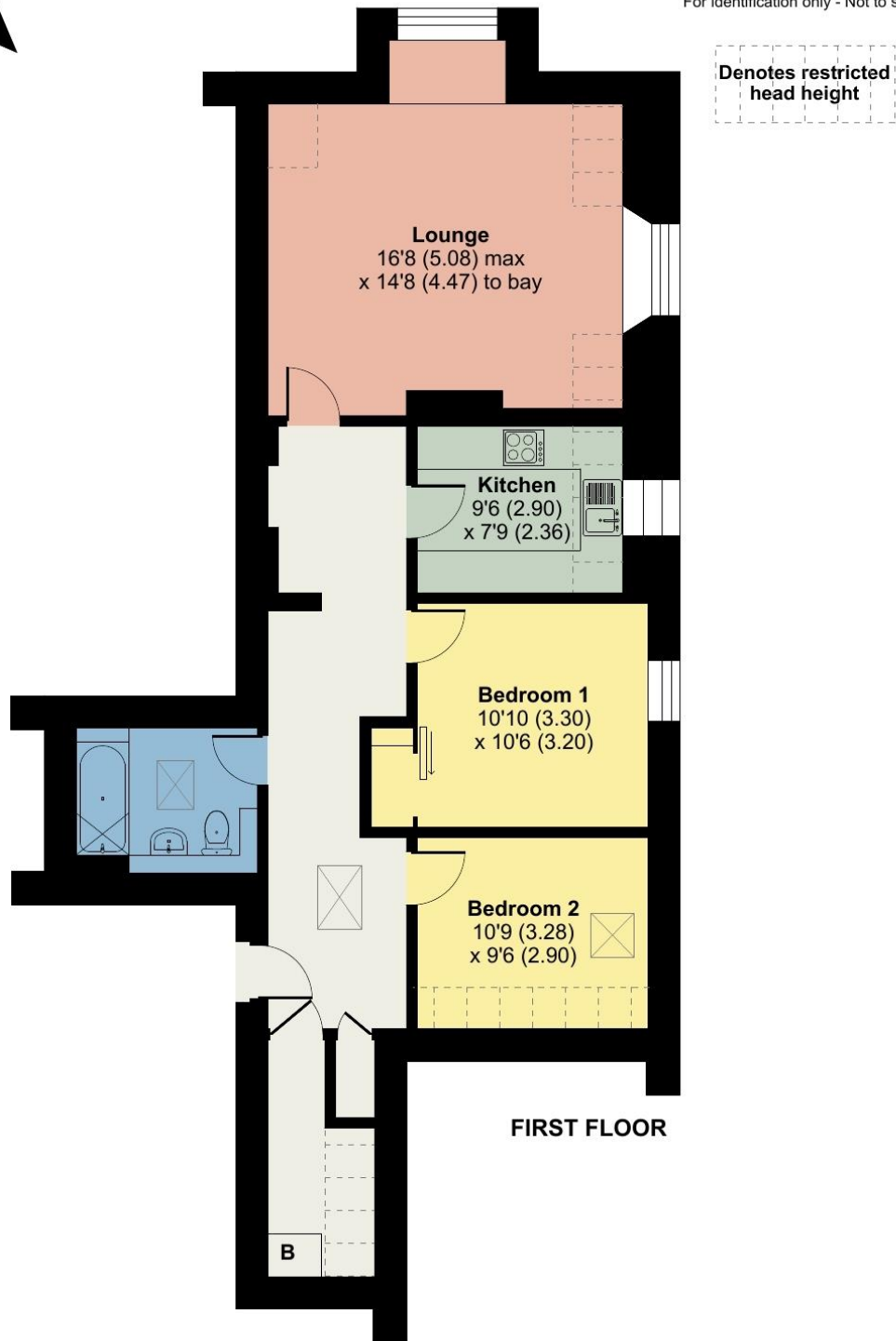
Berners Close, Grange-Over-Sands, LA11

Approximate Area = 813 sq ft / 75.5 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 896 sq ft / 83.1 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1151152

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