



## Grange-over-Sands

£245,000

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

4 Cardrona Court is a beautifully presented First Floor Apartment benefitting from lots of internal upgrading over the past 4 years.

Convenient, residential location comprising Hallway, 2 Double Bedrooms, Bathroom, Kitchen, Lounge, Garage, Parking and Garden. Ideal for the downsizer, investor or perhaps first time buyer.

Viewing highly recommended.

### Quick Overview

First Floor Apartment - 2 Double Bedrooms  
1 Reception Room - 1 Bathroom  
Edge of town location  
Delightful Garden  
Well presented throughout  
New Kitchen 2023  
Replaced Windows (2023) and boiler (2020)  
Spacious and light rooms  
Garage and Parking for 1 car  
Superfast Broadband available\*



2



1



1



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Superfast  
Broadband



Garage and  
Parking for 1 car

Property Reference: G2965



Kitchen



Lounge



Lounge



Bedroom 1

**Description** 4 Cardrona Court is a lovely, First Floor Apartment that should appeal to many but in particular perhaps the 'lock up and leave' holiday home market, First Time Buyers or maybe retired downsizers - perhaps those seeking an easier life with a comfortable and convenient home.

The current Vendor has owned this property since late 2019. Having in mind that this would be her forever home she has lavished time and money on the property which has undoubtedly created a super home but will now mainly benefit the lucky new owners! Over the past 4.5 years all windows have been renewed, internal doors replaced with attractive 'oak' doors, modern shutters have been fitted to all but one window, the central heating system and boiler have been renewed, the Kitchen has been replaced, a charming, wood burning stove has been fitted and the property has been decorated throughout. Nothing left to do surely! Oh and there has also been some very hard work in the Garden!

This Apartment already had spacious and light rooms, but now benefits from all of the above. The main door opens into the Shared Entrance with a return stair leading to the First Floor. The main entrance door opens in to the Vestibule with side window, door to the Hallway and door into the useful Utility Closet which is spacious with plumbing for washing machine and space for tumble dryer. The Hallway is welcoming with deep storage cupboard and doors to all rooms.

The Kitchen was replaced in 2023 and is now furnished with a good range of high gloss cream wall and base cabinets with 'grey' wood effect work surface and matching boarding between units. Attractive composite black sink, 'Bosch' appliances including electric oven and induction hob. Integrated fridge freezer and recessed ceiling spot lights. Lovely aspect in to the Garden.

The Lounge is a superb room - well proportioned and sunny. The large, walk-in bay window is the natural choice for a dining table with ample room elsewhere for lounge furniture. Lovely, recessed multi-fuel wood burning stove.

Bedrooms 1 and 2 are both well proportioned doubles with fitted wardrobes. Both with pleasing aspects. The Bathroom is tiled and has a white suite comprising bath with shower over, WC and wash hand basin on modern vanity cupboard.

The Garden is a delight and a credit to the current vendor. Deep, well stocked flower beds and borders with colourful and well established plants and shrubs. A lovely Garden with a glimpse of Morecambe Bay!

There is a Single Garage within the block (No. 4) with an up and over door. Parking for 1 car to the front of the Garage.

**Location** Part of a converted substantial Detached property and located in a quiet area part way between Grange over Sands and Kents Bank. Grange town centre is approximately 1 mile away and boasts amenities such as Primary School, Medical Centre and Railway Station along with shops, cafes, tearooms and the picturesque Edwardian Promenade.

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 (after OverSands View). The shared 'driveway' provides parking for residents.

#### Accommodation (with approximate measurements)

##### Vestibule

Utility Closet 5' 6" x 4' 3" (1.68m x 1.3m)

##### Hallway

Lounge/Dining Room 16' 11" x 15' 4" into bay (5.16m x 4.67m into bay)

Kitchen 8' 11" x 7' 5" (2.72m x 2.26m)

Bedroom 1 12' 0" x 10' 6" (3.66m x 3.2m)

Bedroom 2 11' 2" x 9' 5" (3.4m x 2.87m)

##### Bathroom

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

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. (New boiler 2020)

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

The service charge for 2024 is £1350 per annum with a ground rent of £25 per annum. The freehold is vested in the Cardrona Court Management Company Ltd which is comprised of the individual apartment owners.

**Note:** Business use is not permitted.

Assured Shorthold Tenancies are allowed but Holiday Letting is not permitted.

Pets are not allowed.

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

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

**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 2



Bathroom



Garden



Garage

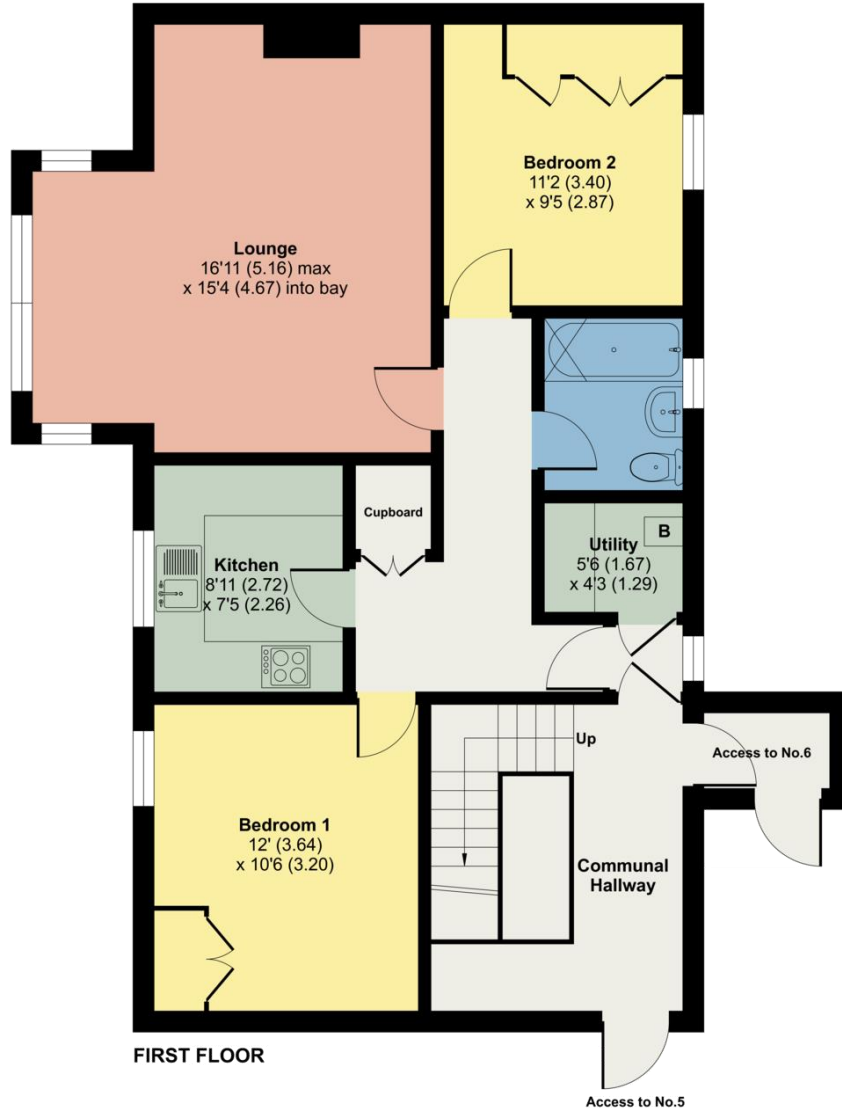
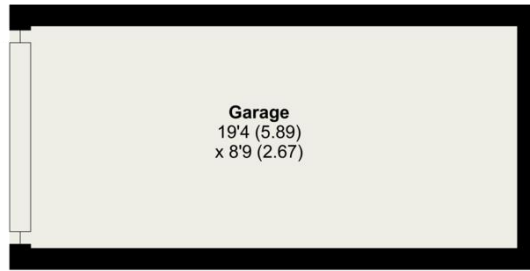
# Cardrona Court, Grange-Over-Sands, LA11

Approximate Area = 738 sq ft / 68.5 sq m (excludes communal hallway)

Garage = 171 sq ft / 15.8 sq m

Total = 909 sq ft / 84.4 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). © nchecom 2024. Produced for Hackney & Leigh. REF: 1161512

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