



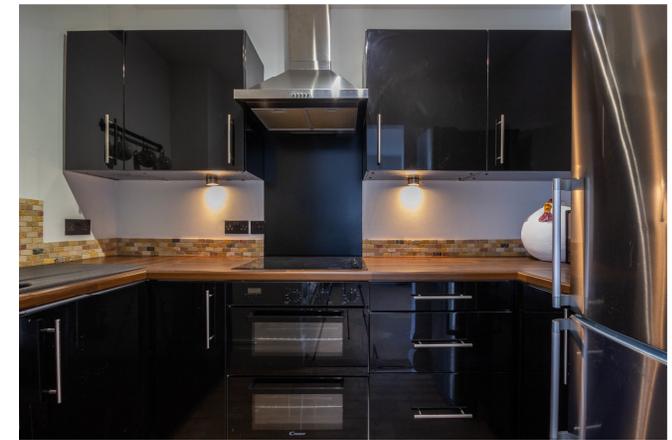
3 Crown Hill, Main Street, Grange-over-Sands

Asking Price £115,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk



ACCOMMODATION

3 Crown Hill is a well presented ground floor apartment located in this popular, purpose built development in the heart of Grange-over-Sands convenient for all it's numerous amenities including mini markets, award-winning butchers, bakers, greengrocers, library, banks, doctors and dentists surgeries and churches. The popular Edwardian coastal resort of Grange-over-Sands also boasts an extensive traffic-free promenade, express bus service (to Kendal and Barrow) and railway station with trains to Barrow, Lancaster, Preston, Manchester and its airport.

The accommodation briefly comprises sitting/dining room, modern fitted kitchen, one double bedroom, shower room and utility cupboard with the property benefitting from allocated off parking and communal gardens.

Offered for sale with no upper chain this apartment would be suitable for a range of purchasers including first time buyers, those downsizing and buy to let investors.

ENTRANCE HALL

Single glazed door, electric storage heater, built in storage cupboard housing the hot water cylinder.

SITTING/DINING ROOM

10' 9" x 10' 1" (3.29m x 3.09m)

Three double glazed windows, electric storage heater, telephone point, television point, recessed spotlights.

KITCHEN

9' 0" x 5' 5" (2.75m x 1.66m)

Good range of base and wall units, sink unit, electric oven, electric hob with extractor/filter over, space for a fridge freezer, recessed spotlights.

BEDROOM

10' 3" x 6' 11" (3.14m x 2.13m)

Double glazed window, wall lights, electric storage heater?

UTILITY CUPBOARD

4' 1" x 3' 2" (1.25m x 0.98m)

Plumbing for a washing machine.

SHOWER ROOM

4' 10" x 4' 8" (1.49m x 1.44m)

Three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and shower cubicle with thermostatic shower, electric towel radiator, tiled floor, extractor fan.

OUTSIDE

Outside there are communal garden areas and an allocated car parking space as well as visitors parking.

COUNCIL TAX BANDING

Band B – as shown on the Valuation Office website

SERVICES

Mains electricity, mains water, mains drainage.



3 Crown Hill, Grange-over-Sands, LA11 6AB

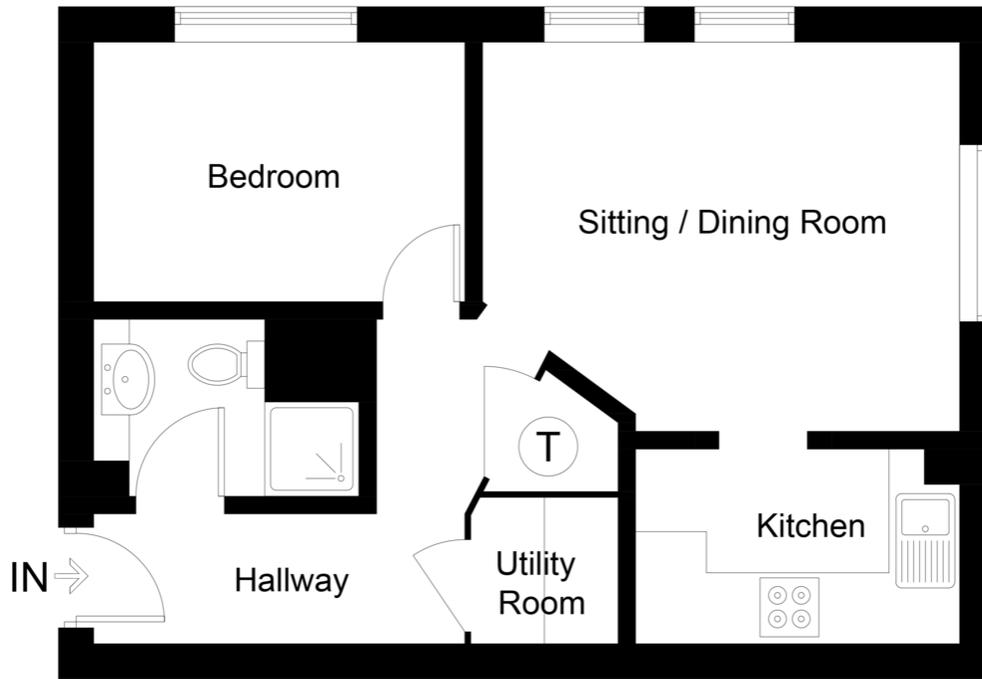


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID313337)

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Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate HM Government

Flat 3, Crown Hill, Main Street, GRANGE-OVER-SANDS, LA11 6AB

Dwelling type: Ground-floor flat Reference number: 0147-2879-6023-0021-7311
 Date of assessment: 21 February 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 22 February 2019 Total floor area: 32 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,509

Over 3 years you could save: £ 307

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 102 over 3 years | £ 90 over 3 years | |
| Heating | £ 989 over 3 years | £ 672 over 3 years | |
| Hot Water | £ 390 over 3 years | £ 350 over 3 years | |
| Total | £ 1,509 | £ 1,112 | You could save £ 397 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient:

| Recommended measure | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 129 |
| 2 Low energy lighting for all fixed outlets | £45 | £ 42 |
| 3 High heat retention storage heaters | £500 - £1,200 | £ 183 |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

From our Grange-over-Sands office proceed to the right and Crown Hill is the development at the top of Main Street.

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