



**Apartment 6, Craiglands, Methven Terrace
Kents Bank Road, Grange-over-Sands**

Asking Price £225,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A beautifully presented second floor apartment with spectacular views across the bay situated in the popular coastal town of Grange-over-Sands. Having a fabulous open plan kitchen with dining and living space, two double bedrooms, a bathroom and en suite shower room. Off road parking.







ACCOMMODATION

Apartment 6, Craiglands is a luxury second floor apartment with views over Morecambe Bay forming part of a fine period residence situated within the historic seaside town of Grange-over Sands with its extensive range of shops, cafes and hotels, a library, health care, railway station and post office. The apartment offers easy access to the market town of Kendal, both the Lake District and Yorkshire Dales National Parks and the M6.

The immaculately presented accommodation briefly comprises a private entrance hall to the first floor leading to the second floor where the modern, open plan kitchen, dining and living space boasts outstanding views across the bay, the same is said for the master bedroom with an en suite shower room and there is a further double bedroom and a bathroom. The generous landing offers ample space for a study area. The apartment benefits from double glazing and gas central heating.

Outside there is allocated parking and beautifully maintained communal gardens.

The apartment is offered for sale with no upper chain.

FIRST FLOOR ENTRANCE HALL

6' 10" x 3' 11" (2.09m x 1.20m)

Painted door, radiator.

LANDING

9' 9" max x 6' 9" max (2.99m x 2.06m)

Double glazed Velux window, radiator, entry phone, telephone point, loft access and cupboard.

KITCHEN, DINING AND LIVING SPACE

23' 8" max x 14' 10" max (7.22m x 4.53m)

Two double glazed windows, two radiators, modern wall mounted electric fire, fitted shelving to alcove, television and telephone points, good range of base and wall units, white porcelain sink, built in oven, gas hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine, tiled splashbacks, under wall unit lighting, recessed spotlights.





BEDROOM

12' 9" max x 12' 3" max (3.90m x 3.74m)

Double glazed window, radiator, built in wardrobe, built in cupboard, television point, access to part boarded loft with lighting and drop down ladder.

EN SUITE

7' 6" max x 3' 11" max (2.29m x 1.20m)

Heated towel radiator, three piece suite in white comprises W.C. wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, fitted wall unit, fitted mirror.

BEDROOM

11' 3" max x 10' 3" max (3.44m x 3.13m)

Double glazed window, radiator, built in cupboard housing gas combination boiler.

BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m)

Heated towel radiator, three piece suite in white comprises W.C. wash hand basin and bath, recessed spotlights, extractor fan, two fitted wall units, fitted mirror, part tiling to walls.

OUTSIDE

There is a private off road parking space for one vehicle together with beautifully maintained communal gardens and two communal outbuildings.

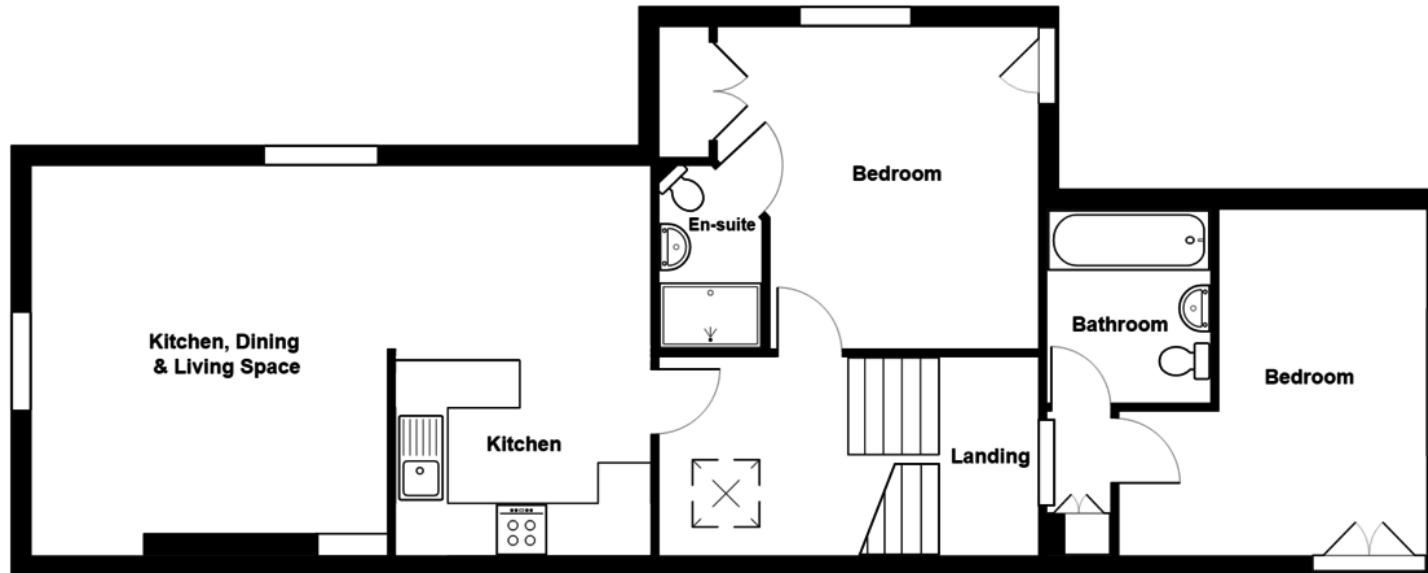
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.



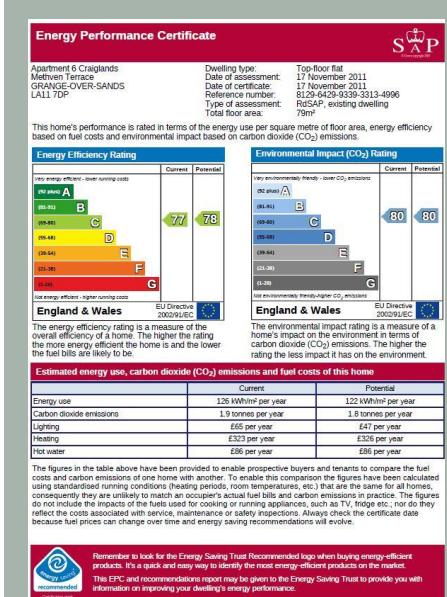


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For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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DIRECTIONS

Leave Grange in the direction of Allithwaite. Proceed along Kents Bank Road and turn right in to Methven Road where Craiglands is the first property on the right.

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www.thwestateagents.co.uk

Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestateagents.co.uk

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