



Flat 2, 7 Thornfield Road, Grange-over-Sands
Asking Price £110,000

Your Local Estate Agents
Thomson Hayton Winkley



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FLAT 2, 7 THORNFIELD ROAD

A well proportioned first floor apartment forming part of a fine period residence situated within the historic seaside town of Grange-over Sands with its extensive range of shops and cafes, 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 accommodation, which now requires works of modernisation, briefly comprises of a shared entrance hall leading to the first floor where there is a landing and the entrance to the apartment which offers an entrance hall, sitting room, kitchen, two bedrooms and a bathroom.

On road parking applies.

The apartment is offered for sale with no upper chain.

ENTRANCE HALL

22' 11" max x 4' 4" max (6.99m x 1.33m)

Single glazed sliding sash window.

SITTING ROOM

16' 1" x 11' 5" (4.92m x 3.49m)

Double glazed bay window, tiled traditional open fireplace, built in cupboard, picture rail.

KITCHEN

11' 8" x 9' 6" (3.56m x 2.91m)

Painted door with single glazed panel, two single glazed sliding sash windows, base units, stainless steel sink, space for electric cooker and fridge freezer, built in airing cupboard housing hot water tank, tiled splashbacks.

BEDROOM

13' 11" x 8' 9" (4.26m x 2.68m)

Single glazed sliding sash window.

BEDROOM

12' 11" x 6' 4" (3.94m x 1.94m)

Double glazed window.

BATHROOM

7' 4" x 5' 11" (2.26m x 1.82m)

Single glazed stained glass skylight, W.C. wash hand basin, bath, extractor fan, partial tiling to walls.

OUTSIDE

On road parking applies.

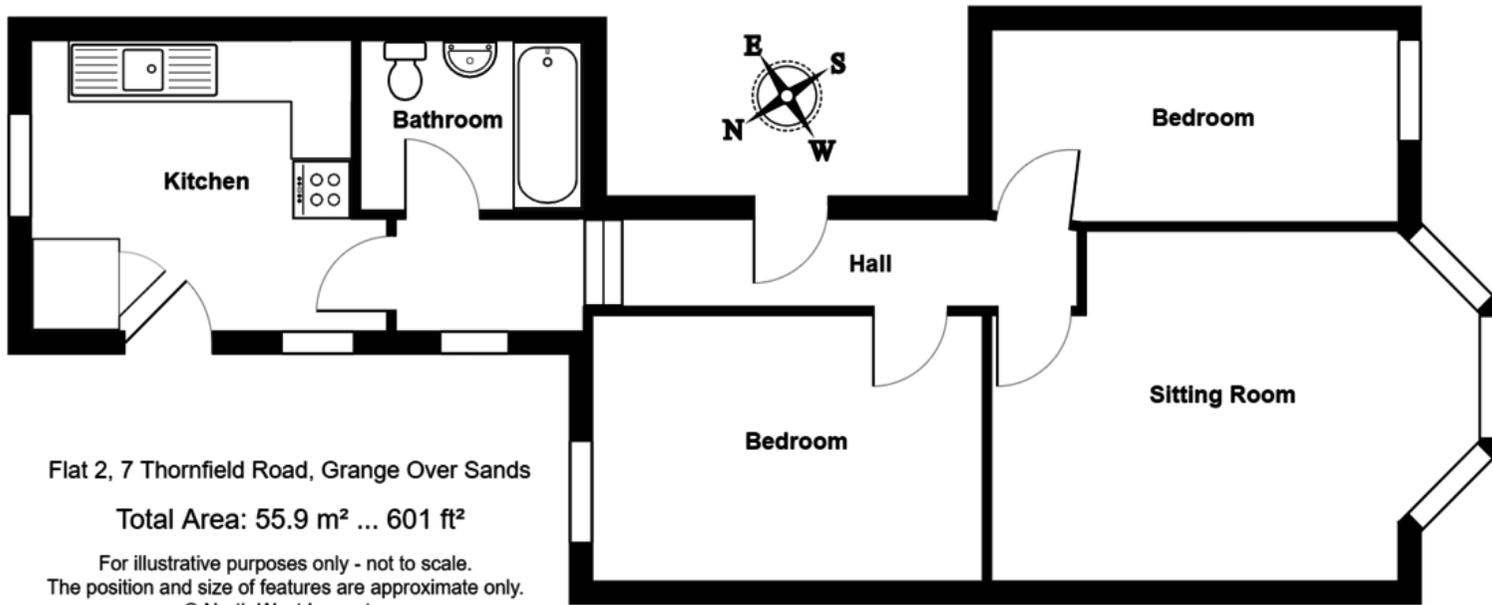
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





First Floor

Important Notice

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

Flat 2, 7, Thornfield Road, GRANGE-OVER-SANDS, LA11 7DR
 Dwelling type: Mid floor flat Reference number: 0288-3096-7271-7510-9200
 Date of assessment: 08 September 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 September 2020 Total floor area: 56 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:	£ 5,553
Over 3 years you could save	£ 4,119

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 162 over 3 years	You could save £ 4,119 over 3 years
Heating	£ 3,837 over 3 years	£ 765 over 3 years	
Hot Water	£ 1,446 over 3 years	£ 587 over 3 years	
Totals	£ 5,553	£ 1,434	

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

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	F	B

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 60). 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 measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 933
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,140
3 Increase hot water cylinder insulation	£15 - £30	£ 258

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

Leave Grange in the direction of Allithwaite. Proceed along Kents Bank Road and turn left in to Thornfield Road where number 7 is located on the left. Flat 2 is on the first floor.

Your Local Estate Agents
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Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E.kendal@thwestestateagents.co.uk

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

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

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

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