



Grange-Over-Sands

£238,000

24 Berners Close
Grange-Over-Sands
Cumbria
LA11 7DQ

A spacious and light two double bedroom, top floor apartment, in the desirable and convenient Berners Close complex with lift and some views towards Morecambe Bay. The property benefits from a short level walk into town and easy access to Promenade. Comprising, Hallway, 2 Double Bedrooms (1 En-Suite), Bathroom, Kitchen/Dining Room and Lounge.

Property Ref: G2509





Kitchen



Dining Kitchen

Location/Description: This super, well presented, spacious and bright second floor apartment is a wonderful, low maintenance home for either the full or part time occupier. Berners Close is a desirable address and benefits from a short, level walk into the centre of Grange over Sands and 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. 24 Berners Close is on the 2nd floor (top floor) and all floors are accessible by either stairs or lift for convenience. The property is

well presented throughout and comes with private parking.

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 Bandstand and Ornamental Gardens on Park Road. Park Road then merges into Kents Bank Road with the entrance to 'Berners Close' on the left. Turn into the impressive gateway and bear sharp right.

Accommodation (with approximate measurements)

Private entrance door opens to:

Hallway a spacious Hallway with useful nook for coats and double cloaks/airing cupboard. Loft hatch, entry phone, coved ceiling and doors to all rooms.

Bathroom with frosted double glazed window and 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath. Recessed ceiling spot lights, extractor fan, shaver point and complementary wall tiling.

Bedroom 2 10' 9" x 9' 10" (3.30m x 3.01m) a double bedroom with coved ceiling and double glazed window.

Bedroom 1 12' 10" x 9' 7" (3.93m x 2.93m) a generous double bedroom with coved ceiling and two recessed built in double wardrobes. Door to:-



Lounge

En-Suite with double glazed frosted window and 3 piece white suite comprising low flush WC, pedestal wash hand basin and spacious shower enclosure. Recessed ceiling spot lights, shaver point and complementary tiling.

Dining Kitchen 18' 0" x 9' 9" (5.49m x 2.99m) a well proportioned Kitchen/Dining Room with a lovely dual aspect. Light 'beech' effect cabinets with complementary tiling and work surfaces incorporating the single drainer sink unit and gas hob. Built in double electric oven, integrated fridge and space for fridge freezer and dishwasher. Plumbing for washing machine. The dining area provides ample space for dining table and chairs.

Lounge 14' 9" x 12' 9" (4.51m x 3.89m) a spacious, dual aspect room with coved ceiling.

Outside

Parking allocated parking space plus visitor parking.

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

Tenure: Leasehold. Subject to a 999 years lease commencing 1st August 1999.

There is a service charge of £1320 per annum.

Vacant possession upon completion.

No upper chain.



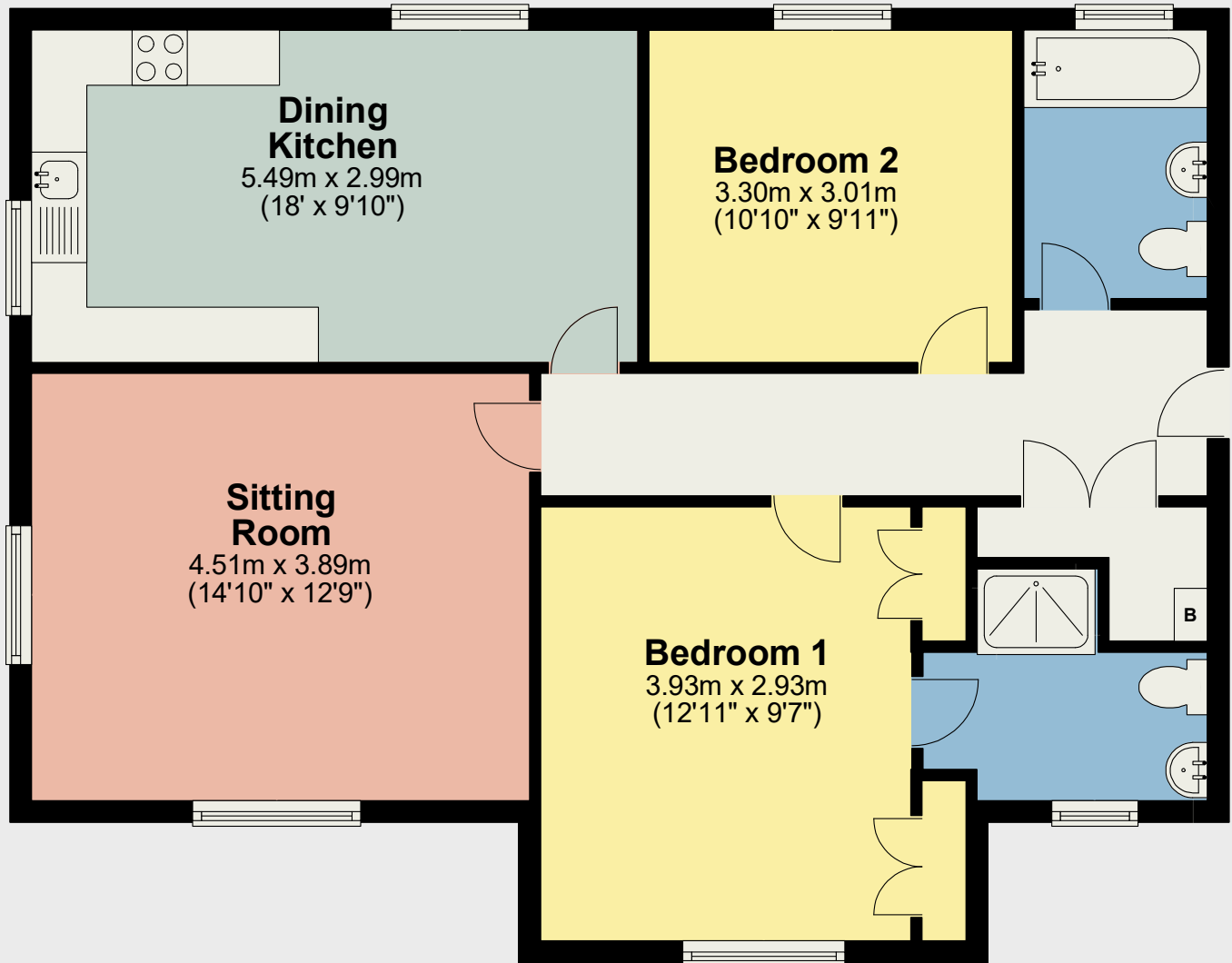
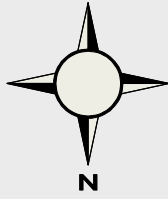
Lounge

Council Tax: Band D. South Lakeland District 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 £685 - £700 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

For illustrative purposes only. Not to scale. REF: G2509

A thought from the owners... "The ebb and flow of the tide and the light on the water contribute to an ever-changing vista"

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