

Grange-Over-Sands

£145,000

Flat 1
2 Belle Isle Terrace
Grange-Over-Sands
Cumbria
LA11 6EA

A lovely, spacious South-East facing 1 Bedroom Ground Floor Apartment, in an attractive 19th.cent. town house, with pretty patio garden ideal for the amenities of the Town. Comprising Shared Entrance Vestibule, Lounge with some views to Morecambe Bay, Inner Hall, Double Bedroom, Dining Room, Kitchen and Modern Shower Room. A property that will appeal to a variety of buyers whether for permanent residence, investment or lock-up and leave second home. Early viewing highly recommended.

Property Ref: G2609

1

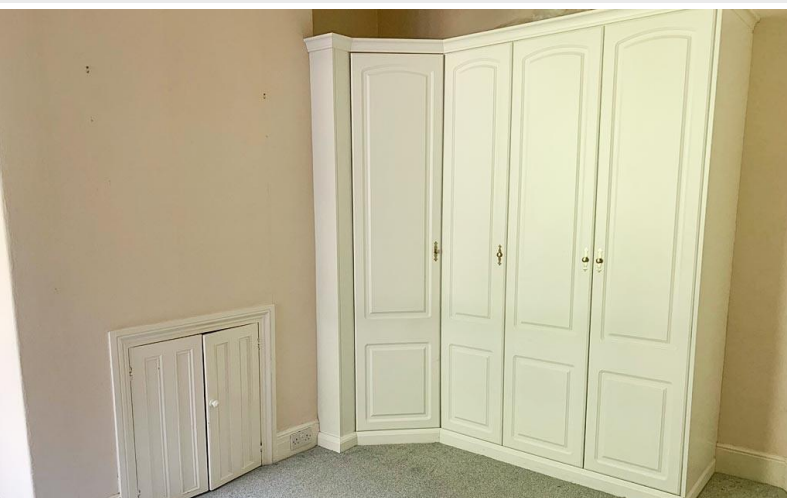
1

2

D



Kitchen



Bedroom 1

Location: Belle Isle Terrace is a short row of substantial early 19th Century properties, which offer period size and style with the convenience of a town centre location. No.2 was divided into apartments many years ago and the flat offers spacious rooms which are light and airy with partial bay views from the front and which are but moments away from the shops, banks, cafes, promenade, ornamental gardens and railway station. To reach the property upon entering Grange, go past the ornamental gardens on your left hand side. After a further 100 yards or so Belle Isle Terrace is the row of properties set up on the right hand side, close to the Victoria Hall, with several town centre shops just a short walk.

Accommodation (with approximate measurements)

Stone steps with hand rail lead up to entrance door opening to:-

Shared Entrance Vestibule with tiled floor and doors to flats 1 and 2. Door to Flat 1 opens to:-

Lounge 16' 8" x 13' 2" (into Bay) (5.08m x 4.01m) a light and bright room with high ceilings and cornicing. Large bay with secondary glazed window looking out over the front aspect with partial bay views. Feature fire place with painted stone hearth and surround housing coal effect gas fire. TV and telephone points and door to:-

Inner Hallway with built in useful storage cupboard and doors to Bedroom and Dining Room.

Bedroom 12' 9" x 11' 0" (max) (3.89m x 3.35m) a generous double room with built in bedroom furniture and recessed cupboard. Large window with secondary double glazing looking towards woodland at the rear.

Dining Room 13' 8" x 12' 0" (max) (4.17m x 3.66m) an excellent second reception room currently used as a Dining Room. Feature fireplace with decorative surround and hearth housing coal effect gas fire, arched display recess, large multi paned window with secondary double glazing, Telephone point and door to:-

Kitchen 12' 1" x 9' 7" (3.68m x 2.92m) having an attractive range of cream painted finish cabinets with co-ordinating tiles and



Lounge

complementary 'wood block' effect work surfaces incorporating 'Indesit' stainless steel single drainer sink with mixer tap. A range of integrated 'Indesit' appliances including electric built-under oven, inset 4 ring hob with hood over, dishwasher, fridge with freezer compartment and also a 'Hotpoint' washing machine. Wall mounted 'Worcester' central heating boiler, multi-paned window with secondary glazing looking towards rear gardens and woodland, exterior door and door to:-

Modern Shower Room with attractive part tiled walls and white 3 piece white suite comprising low flush WC with concealed cistern, modern square style wash hand basin with vanity unit under and shower enclosure with 'Grohe' shower and folding doors. Built in cupboards, 2 frosted glass double glazed windows and extractor fan.

Outside:

To the rear there is a useful storage 'outbuilding'. The front aspect has a lovely gravelled seating area and planted border containing a nice mix of established shrubs.

Parking: No parking, but car park close-by with annual permits available

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

Council Tax: Band A. South Lakeland District Council.

Tenure: Freehold - subject to leasehold arrangements for Flat 2



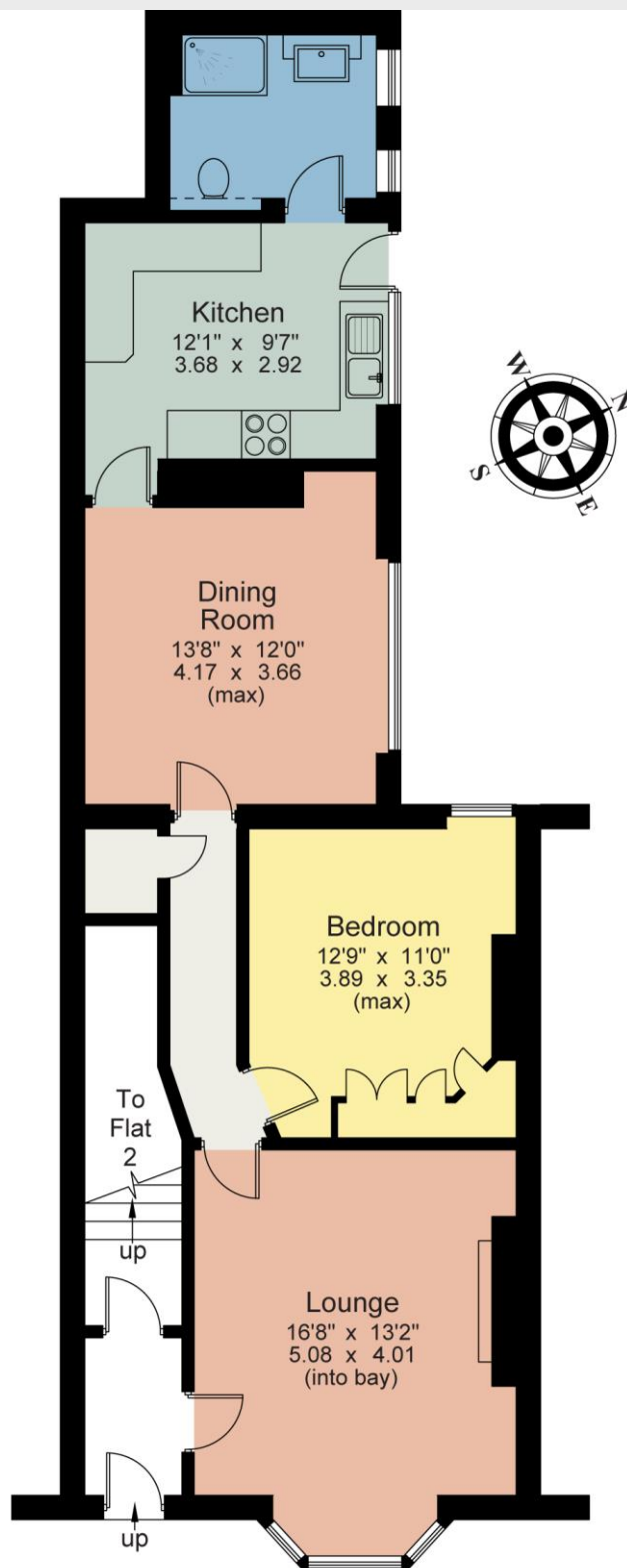
Bathroom

which has 999 years lease from 1.1.2007. Vacant possession upon completion.

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.

Residential Lettings Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £520 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Approx Gross Floor Area = 770 Sq. Feet
= 71.38 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.