



## Grange-over-Sands

£120,000

The Flat, Albert Mews, Main Street, Grange-over-Sands, Cumbria, LA11 6AB

This very versatile, First Floor Flat has bags of potential and is tucked away, but only a hop, skip and a jump from the town centre.

Comprising Hallway, Kitchen, Bedroom, Bathroom, Living/Dining Room, stairway to 3 Attic Rooms with reduced head height and Private Parking Space.

The Lower Flat is also available separately. Early viewing highly recommended.

### Quick Overview

First floor Apartment – currently 1 Bedroom  
 1 Reception – 1 Bathroom  
 Central Location  
 Easy access to town  
 Modern Bathroom  
 3 x undeveloped attic rooms (reduced head height)  
 Parking for 1 car  
 Superfast Broadband speed 80 mbps available\*



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80 Mbps



Parking for 1 car

Property Reference: G2852



Kitchen



Bathroom



Bedroom



Living/Dining Room

**Description** The Old Joinery Shop is a very interesting property, versatile layout and has great scope with a little imagination to become a fantastic property. The bare bones are here and there are some lovely features such as exposed beams and deep set, high level windows. This property is tucked away, yet enjoys very convenient access to the town centre – the best of both worlds. Importantly it does come with that all important parking space.

The external stone steps lead to the wide front door which opens into the Hallway. The Hallway is L shaped and houses the wall mounted central heating boiler and an airing cupboard.

The Kitchen is compact with a rear aspect and is furnished with white wall and base cabinets incorporating the 1½ bowl stainless steel sink unit. Free standing electric cooker, fridge freezer and washing machine all included.

The Bathroom has a narrow window and modern white suite comprising WC, pedestal wash hand basin and L shaped bath with shower over. Fitted storage cupboard and tiled walls.

The well-proportioned Bedroom has twin windows to the front and was formerly two bedrooms.

The Living/Dining Room is a lovely room, generously proportioned with vaulted ceiling and dual aspect. There are some impressive exposed beams and a charming high level window. Open staircase to the mezzanine level.

This level has reduced head height and is largely undeveloped but currently consists of 3 'rooms'. The 'Office' room has extensive eaves storage and 'Velux' window.

Outside there is a Parking space for 1 car.

**Location** Fantastic, central location yet slightly tucked away, this flat enjoys easy access to the town centre where a variety of individual shops can be found. Grange is well served by amenities including Primary School, Post Office, Library, Medical Centre, Railway Station, Cafes, Shops & Tearooms. Famous for the picturesque, mile long, level, Edwardian Promenade and wonderful Ornamental Gardens. Grange is conveniently situated just 15 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property follow Main Street to the mini-roundabout at the top bearing right. Half way along this short one-way street, turn left just before Barista Brothers Coffee Shop and the property can be found directly ahead.

**Accommodation (with approximate measurements)**

**Hallway**

**Kitchen** 8' 11" average x 6' 4" (2.73m average x 1.95m)

**Bedroom** 16' 0" x 8' 10" (4.89m x 2.70m)

**Bathroom**

**Living/Dining Room** 19' 10" max x 14' 11" max (6.07m max x 4.57m max)

**Attic/Store Room** 9' 11" x 9' 3" (3.04m x 2.82m) limited head height

**Attic/Store Room** 9' 11" x 9' 9" (3.03m x 2.99m) limited head height

**Attic/Store Room** 10' 1" x 8' 7" (3.08m x 2.64m) limited head height

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

**Tenure:** Currently Freehold - should the flats be sold to different buyers we are advised a new 999 year lease will be created. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> date not verified

**Management Services/Charges:**

**Council Tax:** Band B. Westmorland and Furness Council.

**Viewings:** Strictly by appointment through the Grange Office.

**What3words:**

<https://what3words.com/chair.dined.bookcases>

**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 £550 - £600 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Living/Dining Room



Storage Room



Storage Room



Attic/Store Room

# Main Street, Grange Over Sands, LA11

Approximate Area = 725 sq ft / 67.3 sq m (excludes void)

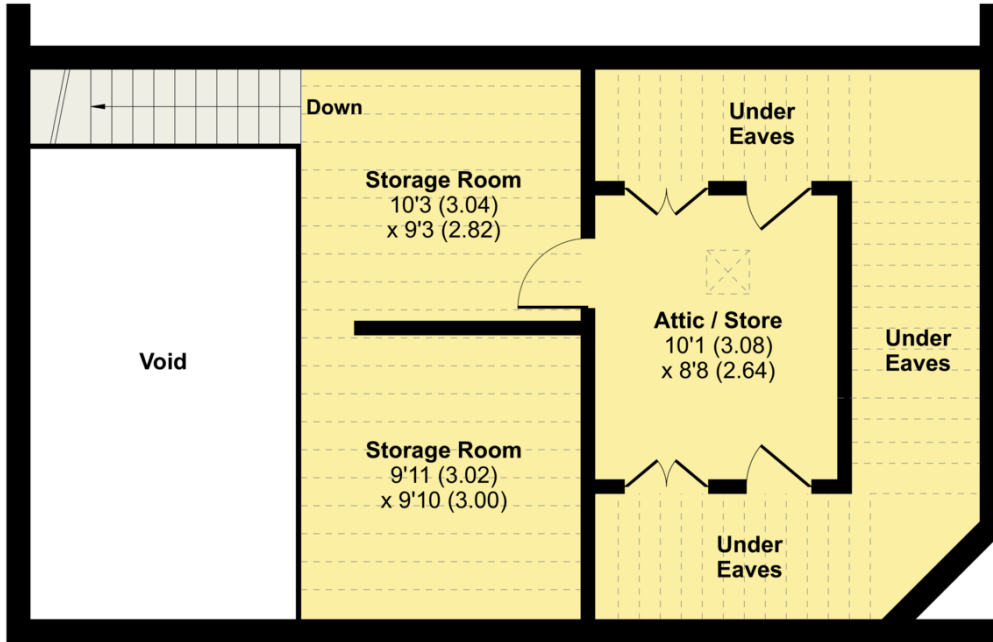
Limited Use Area(s) = 409 sq ft / 38 sq m

Total = 1134 sq ft / 105.3 sq m

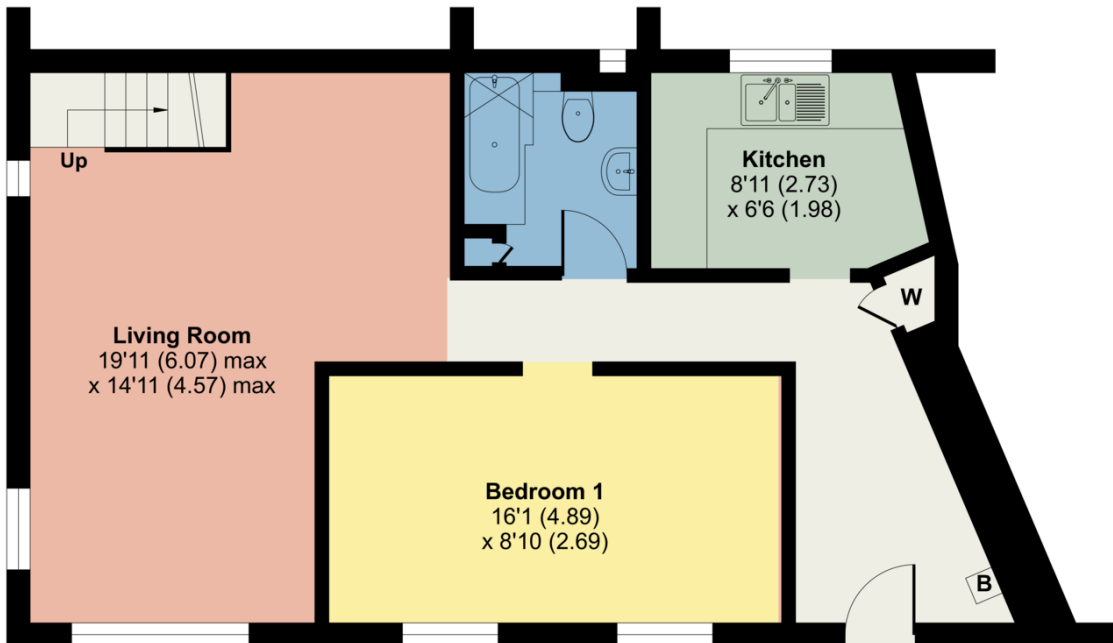
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Hackney & Leigh. REF: 1054901

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