



## Grange-over-Sands

£175,000

1 Glenedyth Flats, Lindale Road, Grange-over-Sands, Cumbria, LA11 6EP

A super, convenient and low maintenance property. This lovely Ground Floor Apartment occupies a convenient location for the Railway Station and provides stunning views of Morecambe Bay and beyond.

Comprising Open Plan Living/Dining/Kitchen, 2 Double Bedrooms, Shower Room and Front Patio style Garden.

### Quick Overview

Ground Floor Apartment - 2 Double Bedrooms  
 1 Reception - 1 Shower Room  
 Edge of town location  
 Short, convenient walk to town  
 Stunning Bay Views  
 Low maintenance outdoor space  
 Great alternative to a bungalow  
 Open Plan Living/Dining/Kitchen  
 Superfast broadband speed 80 mbps available\*



2



1



1



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80 Mbps



Parking may be available closeby

Property Reference: G2873





Kitchen Area



Open Plan Living Area



Open Plan Living/Dining Area



Bedroom 1

**Description** This superb ground floor end of terrace apartment is located in a mature and well-maintained development on Lindale Road with stunning uninterrupted views of Morecambe Bay. The property is approx 5-minutes walk from the centre of Grange along the beautiful promenade and offers similar living space of a bungalow without the maintenance and at a much smaller price tag.

Whether you are looking for somewhere to escape to from the city, or a manageable all-on-one-level sun filled home, look no further than Glenedyth. With its south-east facing open plan lounge/dining and kitchen, you get to enjoy magnificent views over breakfast, dinner and tea from this character filled building.

The uPVC glazed front door opens into the useful Porch with space for storing coats and boots. Ceramic tiled floor and the first of the super, Bay views. A door opens into the Open-Plan Living/Dining/Kitchen. A lovely space, easy for entertaining and never far to travel to pop the kettle on! A large, front bay window provides the most wonderful views to Morecambe Bay and the hills beyond. Wood effect laminate flooring, coved ceiling, recessed ceiling spot lights and space to accommodate both living and dining furniture if desired. The Kitchen area is furnished with white wall and base cabinets with solid wood work-surface incorporating the single drainer sink unit. Plumbing for washing machine. Built in electric oven and hob and space for fridge freezer.

The 2 Bedrooms are both doubles. Bedroom 1 has a dual aspect to the side and rear with pleasant woodland outlook. Bedroom 2 has a rear aspect and built in cupboard housing the hot water pressure cylinder. The Shower Room has a frosted side window and white suite comprising WC, wash hand basin and corner shower enclosure. Complementary tiling and tiled floor.

The front patio area is paved and decked and spacious enough for outdoor furniture, pot plants and entertaining. This sunny south facing space enjoys breath-taking views towards the ever-changing sands of Morecambe Bay.

**Location** The location of Glenedyth Flats is not only very convenient for a short walk into town and promenade, but also positioned to enjoy some incredible views to Morecambe Bay and the hills beyond.

Approximately 5 minutes walk to the Railway Station and just a little further to amenities such as Library, Post Office, Cafes, Shops and Tea Rooms. The picturesque, Edwardian Promenade is a hop, skip and a jump away and is a scenic, level, mile long walk.

Approximately 20 minutes from J36 of the M6 Motorway so also very accessible.



To reach the property proceed out of Grange passing the Railway Station on your right and just past the turning for the Grange Hotel, Glenedyth Flats can be found on the left hand side. No.1 is the first property on the left.

**Accommodation (with approximate measurements)**

**Entrance Porch** 6' 6" x 5' 9" (1.98m x 1.75m)

**Open Plan Living/Dining/Kitchen** 17' 2" max x 15' 8" plus bay (5.23m max x 4.78m plus bay) plus Kitchen Area 11'2" x 5'4" (3.40m x 1.60m)

**Shower Room**

**Bedroom 1** 11' 11" x 9' 1" (3.63m x 2.77m)

**Bedroom 2** 12' 2" max x 9' 1" max (3.71m max x 2.77m max)

**Services:** Mains water, electricity and drainage. Electric panel/storage heaters.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated 1st Jan 2009. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk> 02.02.24 not verified

**Management Charges:** Service Charge: £360 per annum for buildings insurance, clearing gutters etc.

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

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/bikes.retina.contracts>

**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 £600 - £625 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**PLEASE NOTE:** We have been advised by the Executors that Probate has been applied for, on the 29th Jan 2024.

We are also advised that there is a possibility of renting/using a parking space close by to the property at £25 per week, by separate arrangement.



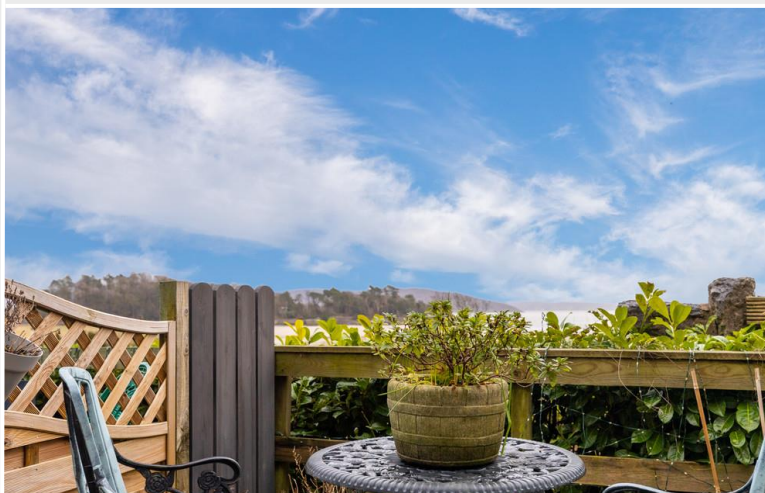
Bedroom 2



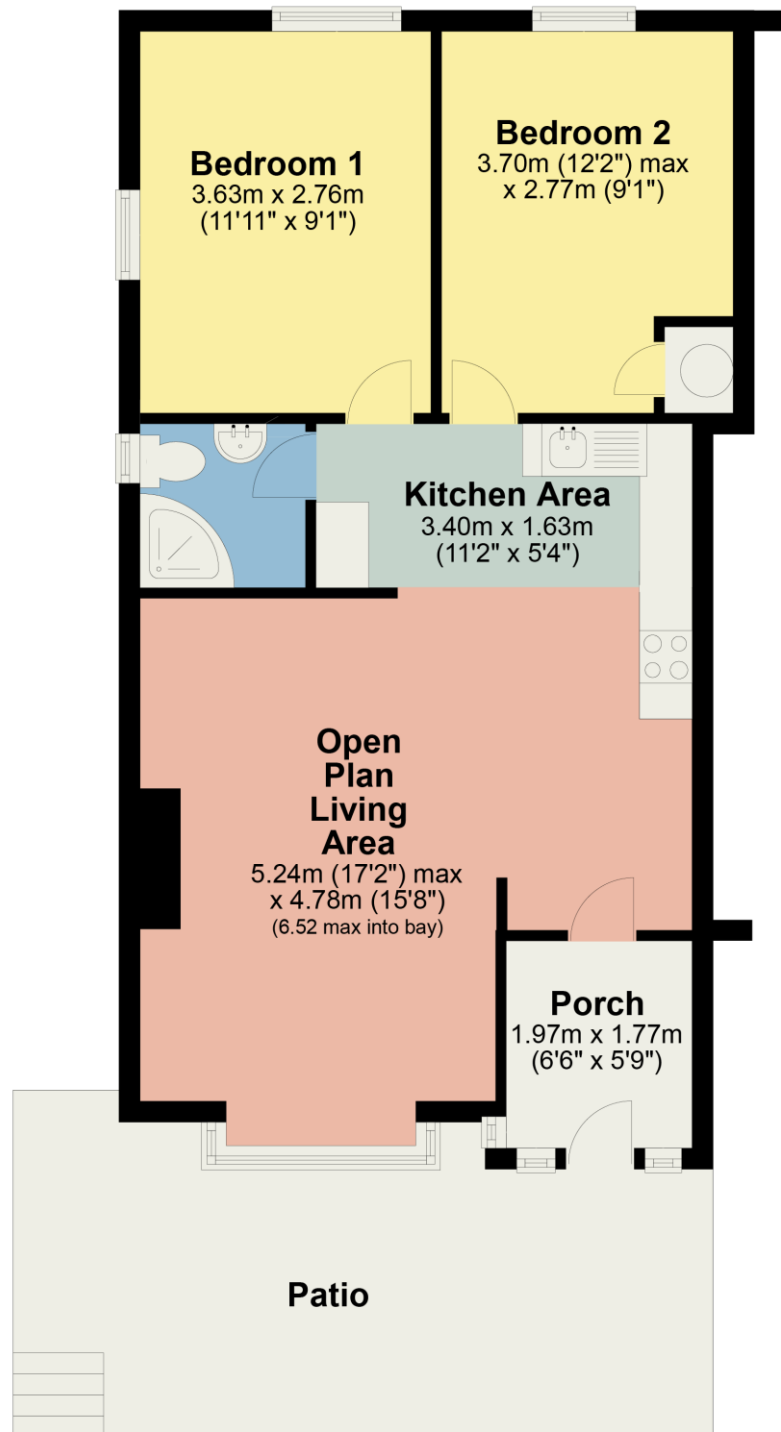
Shower Room



Patio Area



Patio Area



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2873

A thought from the owners - I moved out of a house in the city as I was retiring and needed a low maintenance property. What sold Glenedyth to me was the view. Sitting by that huge window reading a book was the highlight of my day. The neighbours and locals were so welcoming, and Grange has one of the best bakeries ever. I felt like I'd found my sanctuary.

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. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/02/2024.

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