



Cartmel

£275,000

Flat 2 Tower House, Cavendish Street, Cartmel, Grange-over-Sands, Cumbria, LA11 6QA

A charming, chain free Ground Floor Apartment with original features, tucked away peacefully and privately in this popular and highly regarded village. Ideal for the Investor, Second Home Owner or perhaps First Time Buyer.

Comprising Shared Entrance Vestibule, Open-Plan Kitchen/Living/Dining, Inner Hallway with storage and Utility Closet, Bedroom and Bathroom. Early viewing highly recommended.

Quick Overview

Ground Floor Apartment - 1 Double Bedroom
Open-Plan Living/Dining/Kitchen - 1 Shower Room

Highly regarded Village location

Tucked away privately

Cosy and well presented

Permit Parking

Easy access to Public Houses and & Restaurants

No upper chain

Superfast Broadband speed 80mbps available*



1



1



1



D



80 Mbps



Permit Parking

Property Reference: G2877



Open Plan Living/Dining/Kitchen Area



Open Plan Living Area



Living Area



Kitchen

Description What a charming, cosy, inviting, private and manageable bijou place! Perfect for the down-sizer/retiree, those seeking a bolthole or perhaps an investor or young couple/single person. Tower House is a period property converted into flats in 1964, located close to the medieval Priory Gatehouse and associated with the Priory's ancient buildings. Flat 2 was formerly the service quarters many years ago and echos of the past are subtly displayed and celebrated. The game hooks remain in the ceiling of the Living Room and the inglenook fireplace (not in use) is simply a joy.

The Shared Entrance at the rear opens in to the Shared Vestibule with private door to the Open-Plan Living space. The Kitchen area is furnished with a good range of white wall and base cabinets with contrasting black work-surface and modern subway tiles as splash-back. Electric oven, ceramic hob and stainless steel sink unit. Slimline dishwasher and under-counter fridge included in the sale. Original, recessed, very useful storage cupboard. The Living area is spacious enough to accommodate a modest table and chairs and has a large window with rear aspect. Alcove recess to the side of the fireplace and super game/meat hooks remain in-situ in the ceiling! The main focal point of the room is the impressive inglenook fireplace with original stone mantle (not in use).

The Inner Hall has an excellent bank of storage cupboards with the middle cupboard being a Utility Closet with plumbing for washer and space above for drier.

The cosy Bedroom enjoys a private rear aspect and has a charming low level recess and sizeable, recessed wardrobe. The Bathroom is spacious with high level window, panelled ceiling and has tiled walls. The white suite comprises bath with shower over, WC and wash hand basin on vanity unit. Chrome ladder style radiator.

Location Cartmel is a highly desirable and picturesque village renowned for the world famous steeplechase meetings (Cartmel Races), the highly prized L'Enclume restaurant, Sticky Toffee Pudding, impressive architecture and Public Houses/Restaurants.

Cartmel is located approximately 20 minutes from the M6 motorway and a similar distance from the foot of Lake Windermere so is both accessible and convenient. The small Edwardian town of Grange over Sands which offers a wider range of amenities is just 5 minutes by car.

If travelling from Grange-Over-Sands towards Cartmel, turn right at the 'T' Junction at the bottom of Hags Lane and take the first left just after 'The Pig and Whistle' Public House, at the end of the road turn right and follow the road over the small bridge into Cartmel Square. Turn right under the arch, just after the Gatehouse and Tower House is located on the left hand side with the entrance to No.2 around the back. Permit on road parking is available.

Accommodation (with approximate measurements)

Open-Plan Kitchen/Living/Dining 16' 11" x 12' 11" max (5.16m x 3.94m max)

Inner Hall

Bedroom 9' 2" x 6' 11" (2.79m x 2.11m)

Bathroom

Services: Mains water, electricity (Economy 7 Tariff) and drainage. 2 panel heaters.

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated 26309.1990. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 02.03.24 not verified

Conservation Area: This Property is located within Cartmel Conservation Area and included within Cartmel Area Management Plan.

Management Charges: A Service Charge of £411.59 is payable for 2024 which includes Building insurance, Accountant Fees and Confirmation Certificate. In addition each flat pay £20 per month to build up sufficient funds for exterior painting every 5 years. Last painted in 2023. Unplanned repairs/expenses are dealt with as they arise through any year and agreed between all the owners

Parking: An annual parking permit can be purchased for the Racecourse car park if desired.

Contents: All white goods including washer and drier are included in the sale contents.

Council Tax: Band A. Westmorland and Furness Council.

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

What3words: <https://what3words.com/> unuseable.altitude.prepare

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 £575 - £600 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Holiday Letting Potential: If you were to purchase this property for Holiday Lettings. Cottages.com have estimated gross figures of £16,903 - £24,639 - Income potential (net) £13,252 - £19,317 with 35-52 bookings.



Kitchen Area



Bedroom

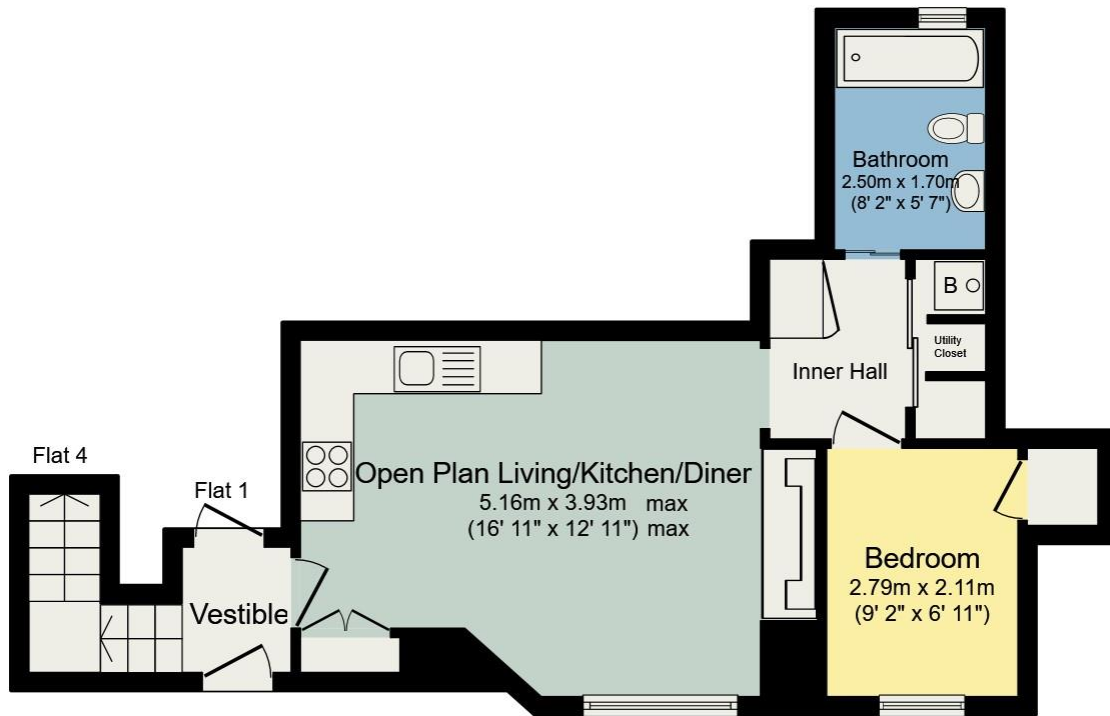


Bathroom



Rear Aspect/Entrance

Flat 2 Tower House, Cavendish Street, Grange-Over-Sands



Total floor area 42.6 m² (459 sq.ft.) approx

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.

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 13/03/2024.

Request a Viewing Online or Call 015395 32301