



Grange-over-Sands

£275,000

8 Kents Bank House , Kentsford Road, Grange-over-Sands,
Cumbria, LA11 7BB

A beautiful well presented, established Holiday Let. This superb 3 Bedroom Bungalow style Apartment with Garden and Parking is certainly one to view!

Comprising Entrance, Dining Area, Kitchen, Lounge, 3 Bedrooms (1 En-Suite) and Bathroom.

Internal inspection strongly recommended. No Upper chain.

Quick Overview

Apartment - 3 Double Bedrooms
2 Receptions - 2 Bath/Shower Rooms
Peaceful residential location
Convenient location for Railway Station
Views towards Morecambe Bay
Charming private Garden area
Well presented throughout
Very successful holiday let
2 Private Parking Spaces
Superfast Broadband speed 45mbps available*



3



2



2



D



45 Mbps



2 Parking
Spaces

Property Reference: G2899



Dining Room



Dining Room



Lounge



Kitchen

Description 8 Kents Bank House is a super property with more of a detached Bungalow feel than an Apartment! It has no neighbours above or below so almost feels detached. The current vendors renovated the property in 2017 and have created a most attractive, well presented property with neutral decor throughout and modern kitchen and bathroom fittings. Currently a very successful holiday let (figures available upon request), 8 Kents Bank House will appeal to the Investor market, the down-sizers, lock up and leavers or perhaps a young family.

Steps lead up to the wooden front door, from here stairs lead into the Dining Area. The floor throughout the Dining Area, Kitchen and Hall is a very attractive wood effect ceramic tile. The Dining Area has a side window (planning permission is in place to change to a patio door with direct access to the Garden if required) and 'Velux' roof window. Open to the Kitchen which is furnished with lovely, shaker style wall and base cabinets in a soft duck egg blue with contrasting grey work surface and inset sink. Integrated dishwasher and fridge freezer. Built in 'Neff' appliances include oven, ceramic hob and microwave.

The Lounge is an impressive room with charming, twin, multi-pane sash windows providing delightful views over the communal grounds and towards Morecambe Bay in between trees. This is a lovely room bathed in natural light with cosy electric fire focal point. The Hallway leads to the 3 Bedrooms, 2 Double Bedrooms both with side aspects (2 with fitted bedroom furniture) and the Master Bedroom, a well proportioned Double room with pleasant aspect into the communal Front Garden with glimpses of Morecambe Bay in the distance. The En-Suite Shower Room has modern subway tiling, dark grey ceramic tile floor and a white suite comprising shower enclosure, WC and wash hand basin. The Family Bathroom also has white subway tiles, dark grey ceramic tile floor and a white suite comprising WC, pedestal wash hand basin and bath with shower over. The Airing cupboard has plumbing for washing machine and space for tumble dryer above.

To the front of the property there is a charming paved Front Garden with a stunning, mature, Magnolia tree and colourful, planted rockery beds. There is ample space for outdoor furniture and it is a wonderful place to enjoy evening drinks and the pleasing views. There are also the well maintained Communal Gardens for all occupants of Kents Bank House to enjoy. There are 2 designated Parking spaces within the Courtyard Parking area.

Beneath the property there is a useful, small exterior store which houses the gas central heating boiler and in addition to this there are several Store Rooms where Owners can store garden equipment, bikes etc.

The contents of the Flat (apart from personal effects) are available, subject to further negotiations.

Location Forming part of Kents Bank House, a Grade II listed building dating from the 1890's. Kents Bank House is now home to a cluster of unique converted properties with a share of wonderful communal Gardens.

Very handy for Kents Bank Railway Station and the picturesque, level, mile long Edwardian Promenade which delivers you in to Grange town centre where amenities such as Medical Centre, Post Office, Library, Shops, Cafes and Tearooms can be found.



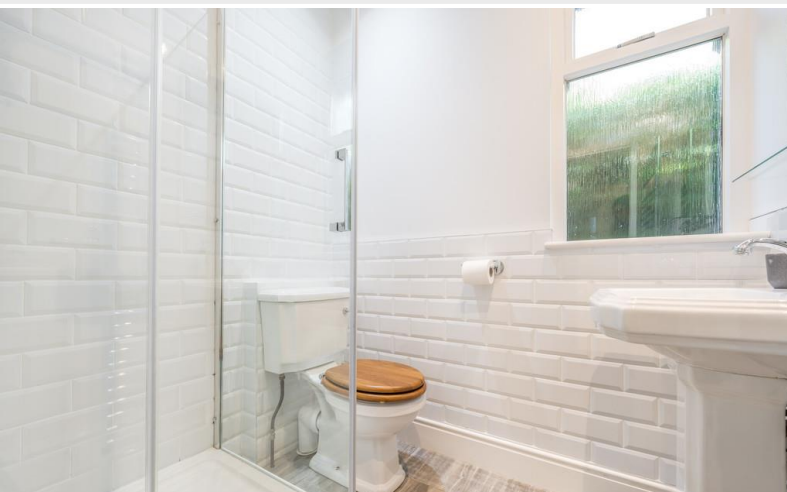
Kitchen



Lounge



Bedroom 1



En-suite Shower Room



Bedroom 2



Bedroom 3

To reach the property proceed out of Grange in the direction of Allithwaite, as the road levels turn left into Carter Road and follow the road round into Kentsford Road. Follow the road and just before you come to Kents Bank Railway Station you will see the property set back on the right hand side. Proceed under the archway and number 8 is on the right hand side.

Accommodation (with approximate measurements)

Dining Area 12' 10" x 10' 0" (3.91m x 3.05m)

Kitchen 9' 10" x 9' 5" (3m x 2.87m)

Lounge 15' 9" x 12' 9" (4.82m x 3.91m)

Bedroom 1 15' 2" inc wardrobes x 9' 3" (4.64m inc wardrobes x 2.82m)

En-Suite Shower Room

Bedroom 2 10' 0" x 9' 4" (3.05m x 2.84m)

Bedroom 3 10' 0" x 9' 3" inc wardrobes (3.05m x 2.82m inc wardrobes)

Family Bathroom

Store

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

Tenure: Leasehold. Subject to a 999 year lease dated 08.07.1998. The freehold is owned by the 8 properties at Kents Bank House in equal shares under the guise of 'KBH Management Company'. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 05.04.24 not verified

Management Charges: The management fee is £200 management fee is paid monthly by each property and pays for building insurance, upkeep of the communal gardens, repairs and decoration of the outside of the building, maintenance of the driveway and courtyard, electricity for external communal lighting and window cleaning.

Business Rates: RV: £2500 for 2024/25 with the amount payable amounting to £312.00. Currently subject to Retail/Hospitality/Leisure Relief.

Conservation Area: This property is located within Grange-Over-Sands Conservation Area.

Conservation Area Approval: Planning Reference number IE/2021/0021 confirms that the side window in the dining area can be removed to create a door to provide access to the garden without the need to enter the driveway.

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

Holiday Let Information: The property is let the Sykes Cottages and generates an income of approx £23,000 for 2023 net of Sykes Cottages commission. Cleaning costs etc are to be deducted from these figures.

What3words: <https://what3words.com/lilac.handyman.charities>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 1



Private Patio



View from private patio to communal garden



Communal Grounds and View

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



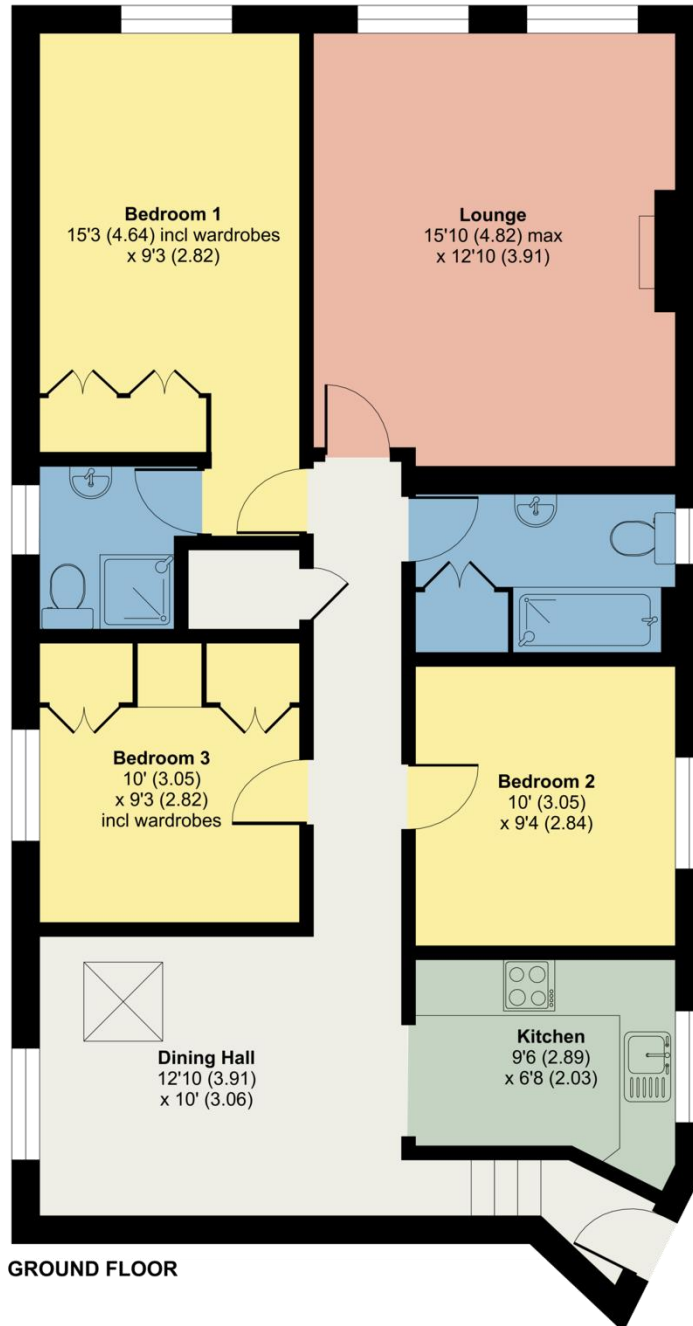
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Kents Bank House, Kentsford Road, Grange-Over-Sands, LA11

Approximate Area = 970 sq ft / 90.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1107829

A thought from the owners - This modern, light, comfortable home is an oasis of calm with easy access to Grange and the Lakes.

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Request a Viewing Online or Call 015395 32301