



Grange-over-Sands

£200,000

Flat 3 Carlton House , Fernleigh Road, Grange-over-Sands, Cumbria, LA11 7HP

Excellent, 2nd Floor, spacious and sunny Apartment, in a super convenient location with generous Garden, wonderful Bay views and period features!

Comprising large split level Hallway (Study/Dining?), Dining Kitchen, Lounge, 2 Double Bedrooms, Bathroom, outdoor Store and Garden. Viewing recommended.

No upper chain.

Quick Overview

2nd floor Apartment - 2 Double Bedrooms
 1 Reception - 1 Bathroom
 Delightful Bay Views
 Spacious and Airy
 Period Features
 Excellent, convenient location
 Garden and Stone Outhouse
 On Road Parking
 No upper chain
 Superfast Broadband available*



2



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1



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Superfast
Broadband



On road Parking

Property Reference: G2979



Hallway Landing



Dining Kitchen



Lounge



Garden

Description Flat 3 Carlton House is a wonderful, spacious, light and airy, sunny Apartment in a superb location that feels very private. It has high ceilings, some charming original stained glass sash windows (with secondary glazing), an exposed beam or two and lovely, stripped, period doors.

It will have a broad appeal but of particular to the First Time Buyers or those seeking a bolt hole in this lovely part of the country. The First Time Buyers get so much space for their money here, much more than an affordable 2 bedroom new build! - they also get views, privacy, unique charm and a generous Garden! Those seeking a bolt hole would certainly not be disappointed by the views, space and excellent location.

This Apartment is second floor which means there are a few steps to keep one fit but these are certainly outweighed by the views! The main door opens in to the private stairs which lead to the spacious Hallway/Landing. This split level space with 'Velux' roof window and exposed beam is versatile. Book shelves for a library perhaps with a reading chair? A desk for a generous Study area? A dining table for formal dining? What ever you need! Useful Cloaks cupboard.

The Bathroom has a frosted, uPVC window and white 3 piece suite comprising 'P' shaped bath with shower over, wash hand basin and vanity cabinet, WC and linen cupboard housing the gas central heating boiler. Attractive white uPVC boarding.

The Dining Kitchen is a very sociable space with charming, part stained glass, original sash window which provides attractive roof top views and views towards Morecambe Bay. The dining section provides ample space for a family dining table. The 'U' shaped Kitchen area is very functional and fitted with a range of mid tone 'wood' wall and base cabinets with integrated fridge freezer, built in oven, gas hob, stainless steel sink and space for washing machine. The Lounge is very well proportioned and inviting with lovely original black cast fire place with open fire (not in use) but this is all quite overtaken by the superb view! The double glazed 'sash' window provides the most wonderful views over the town to the beautiful Morecambe Bay.

Bedroom 1 is a large Double Bedroom with fitted wardrobes and attractive, original stained glass window (with secondary glazing) again, you guessed it with more pleasing views! Bedroom 2, the smaller, yet still a good double Bedroom, enjoys arguably even better Bay views! Simply stunning. This room also houses the loft hatch with a pull down ladder and is part boarded. A lovely permanent home, a relaxing bolt-hole or an investment property - this Apartment offers so much.

Outside is a useful stone outhouse. The Garden can be found up some pretty stone and slate steps and is spacious. There is a sunny decked area, a greenhouse and surprising amount of lawn. Although now perhaps a little overgrown this sizeable Garden is a real plus and quite unusual with an Apartment.

Location Fernleigh Road is a highly desirable residential road particularly popular with families partially due to the close proximity to the excellent Primary School. The Town Centre is also very close-by and enjoys amenities such as Medical Centre, Library, Post

Office, Railway Station, Shops, Cafes, Tea Rooms etc. The picturesque Edwardian Promenade, Ornamental Garden and Band Stand are a 'hop, skip and a jump' away.

To reach the property proceed up Main Street to the mini roundabout and bear right into the one way system and cross straight over passing the Library on the right. Take the first left turn into Fernleigh Road. Carlton House can be found part way along on the right hand side, just before the right turn to Rockland Road. The entrance to Flat 3 is to the rear.

What3words. <https://what3words.com/hazelnuts.bunks.outboard>

Accommodation (with approximate measurements)

Hallway/Landing/Study

Bathroom

Dining Kitchen 16' 4" max x 12' 7" max (5m max x 3.84m max)

Lounge 16' 6" x 13' 10" (5.04m x 4.22m)

Bedroom 1 16' 6" x 13' 10" (5.04m x 4.24m)

Bedroom 2 12' 9" x 9' 4" (3.89m x 2.87m)

Outside Store

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

Tenure: Leasehold. Subject to a 999 year lease dated the 1st September 1969. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 17.8.24 not verified

Service Charge: There is no Service Charge. Works are done on an 'as and when' basis and shared between the 3 flats.

Council Tax: Band B. Westmorland and Furness Council

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £700 - £725 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bathroom



View

Fernleigh Road, Grange-Over-Sands, LA11

Approximate Area = 1155 sq ft / 107.3 sq m

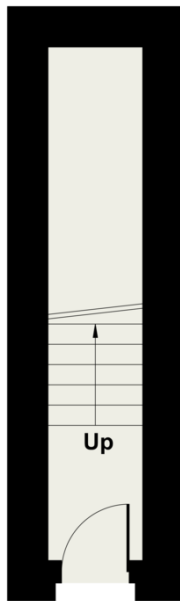
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 1167 sq ft / 108.4 sq m

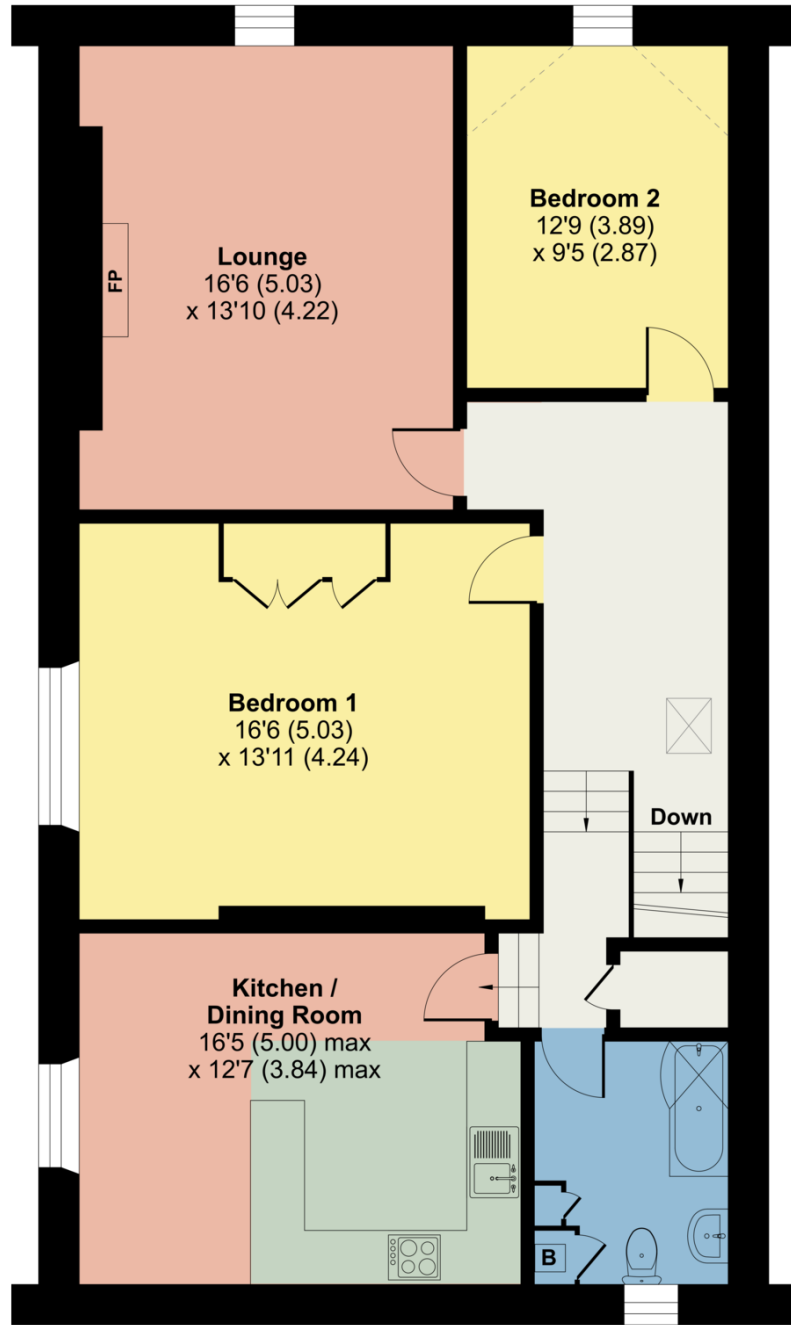
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



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: 1174939

A thought from the owners - We have lived very happily in Carlton House for 25 years. We currently live in Flat 1 and look forward to welcoming our new neighbours.

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