

Grange-over-Sands

£200,000

Flat 2 Ticino, 4 The Esplanade, Grange-over-Sands, Cumbria,
LA11 7HH

A very spacious and light First Floor, 2 Bedroom Apartment with
delightful Bay views and convenient access to town.

Comprising Shared Entrance, Dining Hall, Large Lounge, Kitchen, 2
Double Bedrooms, Bathroom and Garage. Ideal lock up and leave.
Viewing recommended.

No Upper Chain.

Quick Overview

2nd Floor Apartment - 2 Double Bedrooms

1 Large Reception Room - 1 Bathroom

Convenient location for town

Delightful Bay views

Spacious, light rooms with tall ceilings

Single Garage

Gas central heating

Superfast Broadband available*



2



1



1



D



Superfast
Broadband



Garage

Property Reference: G2994



Views to Morecambe Bay



Entrance Hall



Lounge



Kitchen

Description Flat 2 Ticino is a very well proportioned, bright and sunny, south-east facing, double fronted, First Floor Apartment in this substantial Victorian Villa. Occupying the first floor this Apartment enjoys very spacious, bright rooms with high ceilings and some decorative corncicing and stained glass, along with wonderful, far reaching views towards Morecambe Bay.

The Apartment is neutrally decorated throughout and is very much a blank canvas for the new occupier. It will likely appeal to those seeking a relaxing, get away from it all, lock up and leave to visit and recharge the batteries or perhaps a down-sizer wanting to get closer to the amenities of the town or an Investor looking to increase their portfolio of rental properties.

The attractive main side door to the building has distinctive original stained glass and leads into the shared stair-way which has recently been decorated and had new carpet laid. The private Entrance door opens in to the spacious Dining Hall with 2 original side windows (1 with stained glass) and useful cupboard which houses the gas central heating boiler. The Hallway is spacious enough to accommodate a formal dining table and perhaps even a small desk to create a Study area. The Kitchen is to the rear and furnished with a range of cream wall and base cabinets with inset stainless steel sink, built-in electric oven and ceramic hob with cooker hood over. Space for fridge freezer and plumbing for washing machine.

The Lounge is a very impressive room of splendid proportions with large walk-in bay window providing excellent views towards Morecambe Bay. Bedroom 1 is a similar size with a further walk-in bay window and perhaps even more pleasing Bay views. Bedroom 2 is a double bedroom with rear aspect. The Bathroom has tiled walls with a white suite comprising bath with shower over, WC and wash hand basin on a vanity cabinet.

Outside there is a Single Garage with power and light. Access must be left clear for Flats 1 & 3 and Ticino Bungalow to the rear.

Location This Apartment enjoys an enviable position overlooking Morecambe Bay and is also very convenient for the amenities of the town, such as Post Office, Library, Railway Station, Shops, Medical Centre, Cafes and Tearooms. The beautiful, picturesque Edwardian Promenade, Bandstand and Ornamental Gardens are literally just a stones throw away.

To reach the property bear left at the mini roundabout at the top of Main Street onto The Esplanade. Continue along for approx 100 yards and Ticino can be found on the right just past Strand Court. The Garage for Flat 2 can be found at the rear of the building.

Accommodation (with approximate measurements)

Dining Hall

Lounge 17' 8" into bay x 15' 10" (5.41m into bay x 4.85m)

Kitchen 9' 2" x 6' 6" (2.80m x 2.00m)

Bathroom

Bedroom 1 17' 0" into bay x 15' 1" (5.20m into bay x 4.60m)

Bedroom 2 15' 1" x 9' 2" (4.60m x 2.80m)

Garage 17' 8" x 7' 11" (5.39m x 2.42m)

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

Tenure: Subject to a 999 year lease dated 1st March 1972. Vacant possession upon completion. No upper chain

*Checked on <https://checker.ofcom.org.uk/> 30.09.24 not verified

Service Charge: Any external remedial works are done on an 'as and when' basis and split between the 3 flats.

Council Tax: Westmorland and Furness Council - Band C.

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 £725 – £775 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



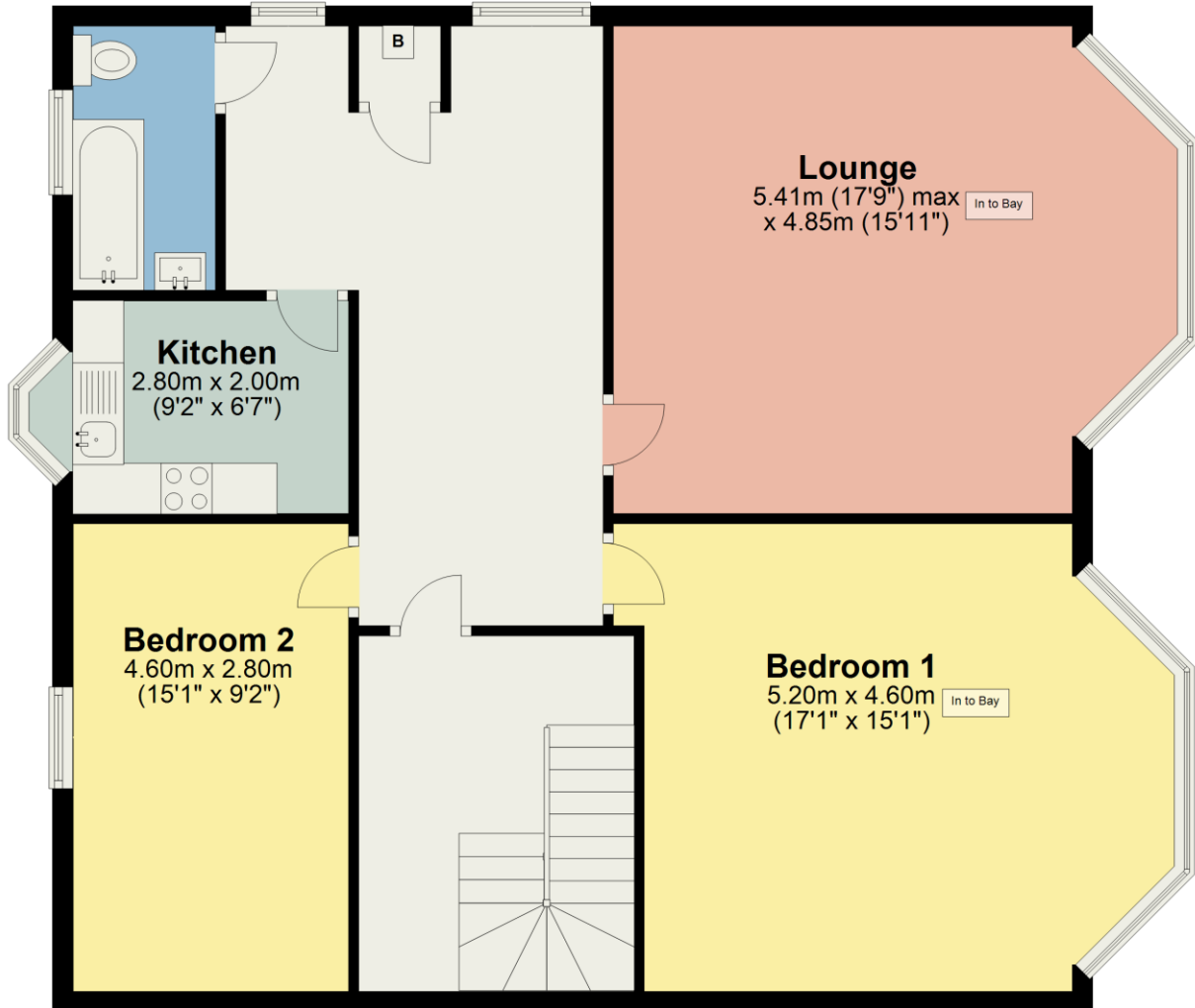
Bathroom



Rear Aspect and Garage

Ground Floor

Approx. 92.7 sq. metres (997.5 sq. feet)



Total area: approx. 92.7 sq. metres (997.5 sq. feet)

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:
Plan produced using PlanUp.

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