



Grange-Over-Sands

£175,000

The Coach House, 1 Grange Mews, Station Square,
Grange-over-Sands, Cumbria, LA11 6EH

The Coach House is chain free and conveniently located Grade II listed, spacious 1 Bedroom Apartment with some glimpses towards Morecambe Bay and designated Parking space. This property is an excellent, 'lock up and leave' investment property or super First Time Buyers property.

The rooms are spacious and airy and benefit from gas central heating and is mainly double glazed. This has been an excellent investment property for the current vendors but the time is now right for them now to sell.

Quick Overview

- Glimpses towards Morecambe Bay
- Convenient for town
- Opposite the Railway Station
- 1 Bedroom spacious Grade II listed Apartment
- Excellent investment property
- Grange Ornamental Gardens closeby
- Exposed beams
- Designated Parking space
- No upper chain
- Superfast Broadband



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Superfast
Broadband



1 Parking Space

Property Reference: G3023



Entrance Hall



Lounge



Bathroom



Kitchen

This super Grade II Listed Apartment is located directly opposite the Railway Station. Well presented and benefitting from gas central heating and is mainly double glazed with some wooden and some uPVC glazing.

The main door opens into the Hallway which has a Cloaks/Boiler cupboard with ample space for the storage of coats and boots and perhaps even the installation of a WC if required at a future date. The stairs lead up to the First Floor Landing which is spacious and certainly large enough to create an 'Office Nook' if required with exposed beam. A couple of steps lead up to the Lounge which is a spacious room with a dual aspect. Attractive, wooden, feature rounded top windows with deep sills to the front and rear. The front has charming glimpses towards Morecambe Bay. This room is large enough to accommodate both dining and living furniture if required. Log burning stove on a slate hearth with very attractive, ornate surround. The Bathroom is spacious with a roof window, airing cupboard with radiator and white suite comprising WC, wash hand basin and bath with shower over.

The Dining Kitchen is also dual aspect with similar pleasing views to the Lounge and feature round top, uPVC windows. Cream wall and base cabinets with space for oven, washing machine and fridge freezer. Stainless steel sink unit. Space for small dining table. Finally the well proportioned double Bedroom with deep set, rounded top window to the rear and exposed beam.

Outside there is a designated parking space.

Location Located directly opposite the Railway Station and a manageable walk from the wider amenities in the town such as Post Office, Library, Medical Centre, Cafes, Shops and Tea Rooms. The picturesque Edwardian Promenade is just a stones throw away. Grange over Sands is a very popular small seaside town with thriving community and good road links being around a 20 minute car journey from both the M6 Motorway and the base of Lake Windermere.

To reach the property from the direction of Lindale, go past the Netherwood Hotel directly opposite Grange Railway Station is the archway entrance to Grange Mews. The doors to The Coach House is the door under the arch on the right.

What3words - What3words -
<https://what3words.com/zinc.shakes.needed>

Accommodation (with approximate measurements)

Hallway

Cloaks/Boiler Room

Landing

Lounge 16' 11" x 11' 4" (5.16m x 3.45m)

Bathroom

Dining Kitchen 16' 5" x 9' 5" (5m x 2.87m)

Bedroom 16' 5" x 11' 5" (5m x 3.48m)

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

Tenure: Leasehold. Subject to the remainder of a 999 year lease from the 1st January 1974.

Council Tax: Band B. Westmorland and Furness Council.

Service Charge & Ground Rent: There is a Service Charge of £100 per annum for 2024/2025. There is no Ground Rent. The Management Company is run by the owners of all the flats.

Note: This property may only be used as a Single Private Dwelling House - Assured Shorthold Tenancies are permitted, but Holiday Letting is not permitted.

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £625 – £650 per calendar month. For further information and our terms and conditions please contact the 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).



Kitchen



Bedroom



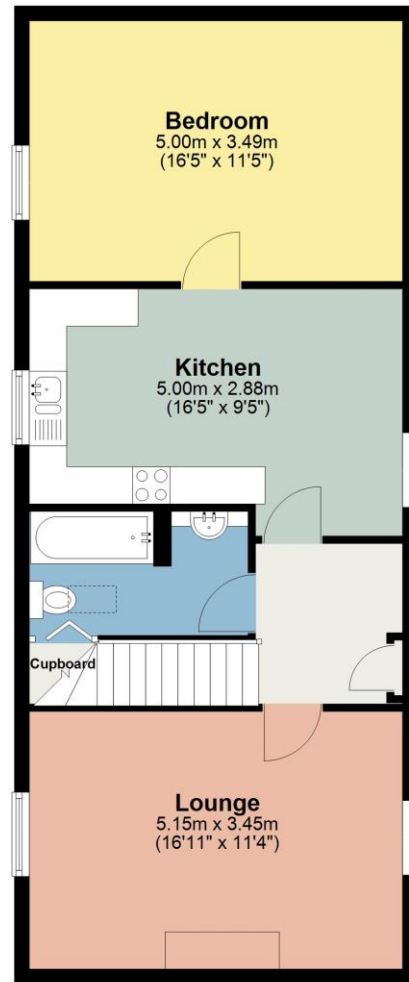
Parking



Views towards Morecambe Bay

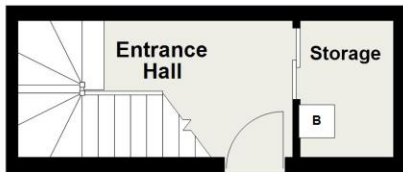
First Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



Ground Floor

Approx. 9.1 sq. metres (98.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

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 05/02/2025.