



Grange-over-Sands

£295,000

Greystones, Flat 1 Kents Bank Road, Grange-over-Sands,
Grange-over-Sands, Cumbria, LA11 7EF

Greystones is a well located, spacious, most elegant Ground Floor Apartment with wonderful views towards Morecambe Bay and spacious, light rooms. The high ceilings enhance the feeling of space further and are typical of the era. This striking Edwardian building was once a substantial, single home, now, two very well proportioned, quality Apartments.

This property feels more like a spacious Bungalow than a typical Apartment and would perfectly suit those looking for lateral living. The property is very well presented throughout with tasteful neutral décor and ready for the new owner to just turn the key and move in. Double glazed windows and gas central heating - the boiler and wood burning stove were brand new in September 2024. There is a private Parking space and the whole of the pretty front Garden comes with Number 1. A super space with enviable Bay views.

Quick Overview

Wonderful views towards Morecambe Bay
Splendid, Ground Floor Apartment
Spacious light rooms with high ceilings
Well presented throughout
Some pleasing original features
Outskirts of the town
Short, level walk into town
Excellent Front Garden
Private Parking Space
Superfast Broadband



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Superfast
Broadband

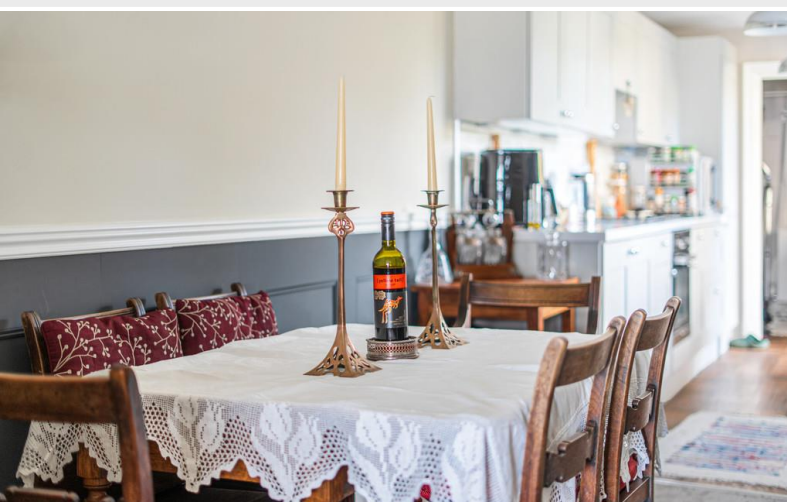


1 Parking Space

Property Reference: G3058



Open Plan Lounge



Open Plan Dining Area



Open Plan Kitchen



Bedroom 2

The Loggia style entrance with original black and white tiled floor and original stained glass window is impressive to say the least, shared with the upper Apartment, this is a lovely outdoor/indoor area to enjoy the view whatever the weather! The main door opens in to the shared Hallway with private entry doors to Flats 1 & 2. The private Hallway is welcoming with access to Bedrooms, Bathroom and Living areas.

The Living/Dining/Kitchen areas are vaguely open plan with some natural separation. The Lounge is a wonderful, spacious and sunny room with large, walk-in rounded bay window providing delightful views into the Garden but also towards Morecambe Bay beyond. Very attractive, original 'Art Deco' fireplace with recently installed, recessed 'Stoves' wood burning stove. The Dining Area has attractive, half height wall panelling and ample space for formal dining. The Kitchen is wide galley style with side window and external door leading to rear courtyard and parking space. The Kitchen has a good range of pale 'dove grey' wall and base units with white work-surface and 1½ bowl sink unit. Built in electric oven, ceramic hob and integrated dishwasher and fridge freezer. Door to useful Utility Room with loft hatch and pull down ladder leading to the partially boarded loft with light - excellent storage. There is plumbing for an automatic washing machine and roomy enough for tumble drier, additional freezer if required. Wall mounted 'Viessmann' central heating boiler.

Bedroom 1 is a generous double with dual aspect and French door to the Rear Patio area. Bedroom 2 is a second double with rear aspect and recessed wardrobe. The Bathroom, between the 2 Bedrooms, is modern with a white suite comprising WC, wash hand basin on dark wood vanity unit and 'P' shaped bath with shower over.

To the Rear is a Private Parking space and sunny Patio. Charming outdoor space which catches the afternoon and evening sun. The main Garden is to the front and will be pleasing to those with green fingers! There is an area of lawn, an ornamental pond and some wonderful, well manicured plants, shrubs and trees. The Garden is a wonderful area from which to enjoy the superb Bay views.

Location Well located for a short, level walk into Grange over Sands which boasts excellent Primary School, Medical Centre, Library, Post Office, Railway Station, Shops, Cafes/Tea Rooms and picturesque Edwardian Promenade.

Grange is a small, friendly, sea-side town conveniently situated just around 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property proceed up Main Street, keeping left at the mini roundabout and following The Esplanade into Kents Bank Road. Proceed past the Fire Station and Playing Fields and Greystones can be found shortly on the right before going up 'Risedale Hill'.

Accommodation (with approximate measurements)

Shared Hallway

Hallway

Lounge 19' 7" into bay x 13' 11" (5.97m into bay x 4.23m)

Dining Area 13' 11" x 7' 8" (4.26m x 2.34m)

Kitchen 13' 6" x 6' 9" (4.13m x 2.06m)

Utility Room 6' 9" x 5' 6" (2.08m x 1.68m)

Bedroom 1 14' 0" max x 9' 4" max (4.26m max x 2.84m max)

Bedroom 2 13' 11" x 9' 1" (4.24m x 2.77m)

Bathroom

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

Tenure: Leasehold together with 50% ownership of the Freehold. Subject to a 999 year lease dated 01/01/2023
Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Service Charge/Ground Rent There is no Service Charge - works are done on an 'as and when' basis and shared between the two flats. No Ground Rent is payable.

Note: This property may only be used as a private dwelling house. No holiday letting is 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 £850 – £900 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Checks (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



Bathroom



View

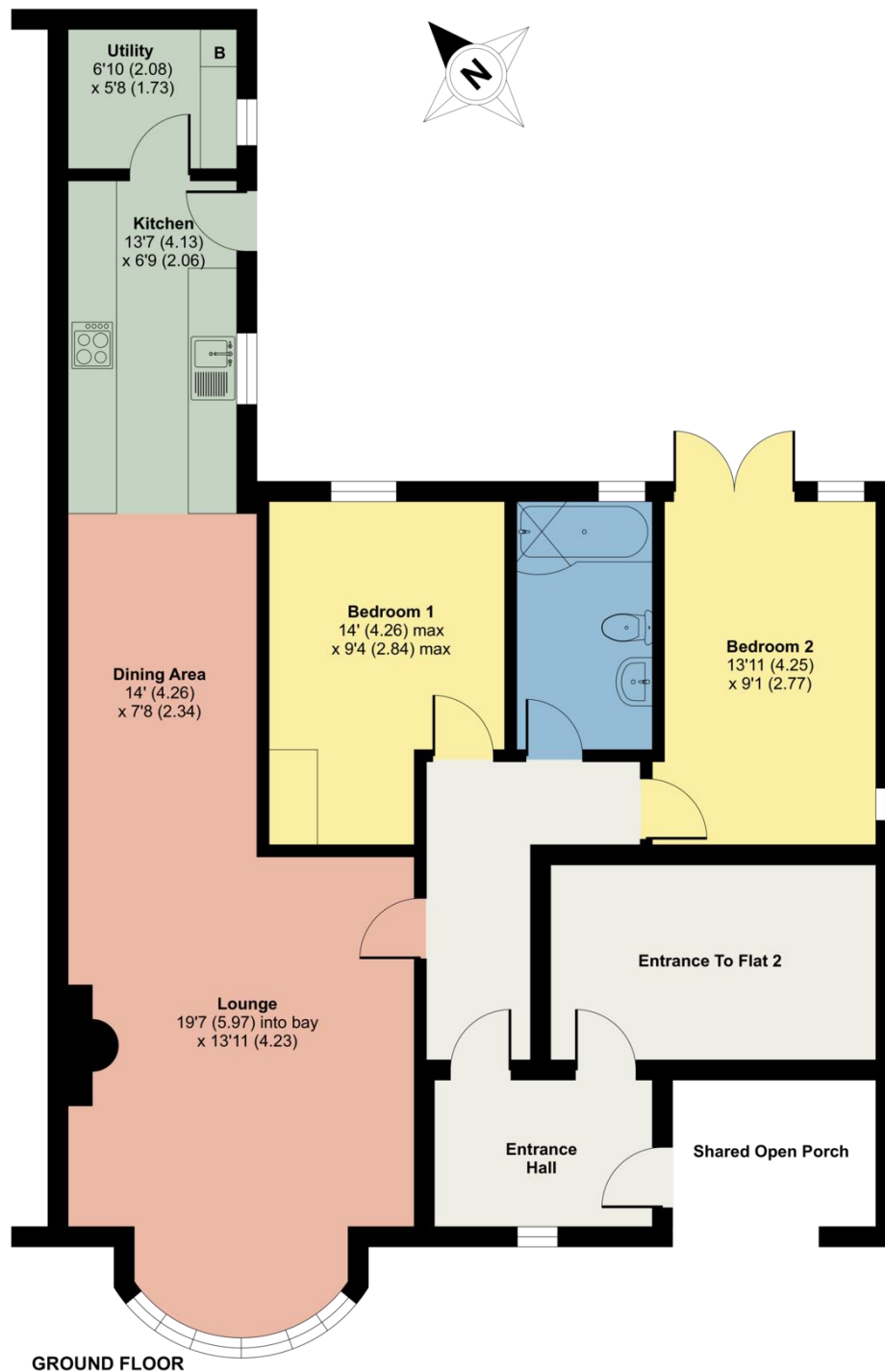


View

Greystones, Kents Bank Road, Grange-Over-Sands, LA11

Approximate Area = 885 sq ft / 84.4 sq m (excludes entrance to flat 2 & porch)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1268059

A thought from the owners - Everyone says how 'welcoming' the flat is, but it's the views, especially the sunrises, that are spectacular and constantly changing.

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 01/04/2025.

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