



# Grange-over-Sands

£230,000

11 Berners Close, Grange-over-Sands, Cumbria, LA11 7DQ

This beautifully presented chain free First Floor Apartment with tasteful neutral décor, is bright and sunny with high ceilings and is ready for the lucky new owners to just walk into, relax and enjoy. The internal styling of this lovely Apartment has been carefully considered and touches such as plantation shutters, antique style radiators and quality furnishings (which may be available by separate negotiation) come together perfectly to create a comfortable, inviting and luxurious home. Presented in immaculate condition, this Apartment enjoys a quiet but convenient location being just a short level walk from the town centre.

Formerly Berners Close Hotel and converted into individual, superior apartments in the late 1990's, these properties have always enjoyed a reputation for quality and convenience. This super Apartment will appeal to those looking to downsize, first time buyers perhaps or those seeking a low maintenance, relaxing, lock up and leave.

## Quick Overview

Beautifully presented - tasteful, neutral modern decor  
 Spacious and light  
 Superb condition  
 Convenient, quiet location  
 Short level walk to town centre  
 First Floor Apartment with 2 Double Bedrooms  
 Cellar storage  
 Designated Parking Space  
 No upper chain  
 Superfast Broadband



2



1



1



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Superfast



Private Parking for 1 plus visitor parking

Property Reference: G3043





The shared Entrance leads to the First Floor, where the front door opens into the spacious and sunny Hallway which enjoys a dual aspect, attractive shutters to both windows and useful cloaks cupboard which also houses the gas central heating boiler. Clever use has been made of every inch of available space with an excellent lovely Dining Nook having been created under one of the windows. Loft hatch - storage??? Boarded???



The Lounge is well proportioned being light and sunny with a dual aspect and 2 shelved recesses. Twin, shuttered windows to one side with glazed door leading to the 'Balcony' which is bijou and provides a private outdoor area to sit and watch the world go by. The Kitchen has large twin windows and is fitted with an extensive range of off white, shaker style wall and base cabinets with wood effect work surface and inset stainless steel sink unit. Built in oven and induction hob, integrated fridge, freezer and slimline dishwasher.

Bedroom 1 is a good Double Bedroom with large window to 'Balcony'. Built in wardrobe with good hanging space. Bedroom 2 is also a Double Bedroom with high level shuttered window and built in wardrobe. The Bathroom is tiled with frosted window, black ladder style radiator, recessed ceiling spot lights and modern white suite comprising bath with shower over, WC and wash hand basin on a mid tone wood effect vanity cabinet.



Each flat within this development has a useful section of Cellar for storage. There is also a designated Parking Space plus Visitor Parking. No.11 also has use of the beautiful, well tended communal Gardens with sublime Bay views.

**Location** Berners Close is well placed and convenient, enjoying a quiet location but being only a short, level walk into the centre of Grange over Sands too. It is just a 'hop, skip and jump' from the Medical Centre and picturesque Edwardian Promenade. Grange is a popular, friendly seaside town and is well served by amenities such as Railway Station, Primary School, Post Office, Library, Shops, Cafes & Tea Rooms. Located around 20 minutes from the M6 Motorway, enjoying good bus route links and providing easy access to the Lake District National Park.



To reach the property proceed up Main Street to the mini roundabout at the top and bear left along the Esplanade. A short way along on the left you will see the Bandstand and Ornamental Gardens on Park Road. Park Road then merges into Kents Bank Road with the entrance to 'Berners Close' on the left. Turn into the impressive gateway and keep hard left. The parking space is shortly on the left hand side.

What3words - <https://wht3words.com/> lied.replenish.relief



## Accommodation (with approximate measurements)

### Hall

**Lounge** 14' 8" x 9' 8" (4.47m x 2.95m)

**Kitchen** 10' 2" max x 9' 7" max (3.1m max x 2.92m max)

**Bedroom 1** 15' 9" x 7' 0" (4.8m x 2.13m)

**Bedroom 2** 10' 5" x 10' 5" (3.18m x 3.18m)

### Bathroom

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

**Tenure:** Leasehold. Subject to a 999 year lease dated 1st August 1998. Vacant possession upon completion. No upper chain.

**Council Tax:** Band C. Westmorland and Furness Council.

**Management Charges:** The Annual Service Charge of £3004.32 is paid monthly £250.36 which includes building insurance, maintenance of the communal areas and grounds, outdoor lighting, window cleaning and lighting of the cellar. No Ground Rent is payable.

**Notes:** This property may only be used as a Private Dwelling House/Second Home. No Holiday Letting is permitted.

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

**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 £825 - £875 per calendar month. For further information and our terms and conditions please contact the Office.

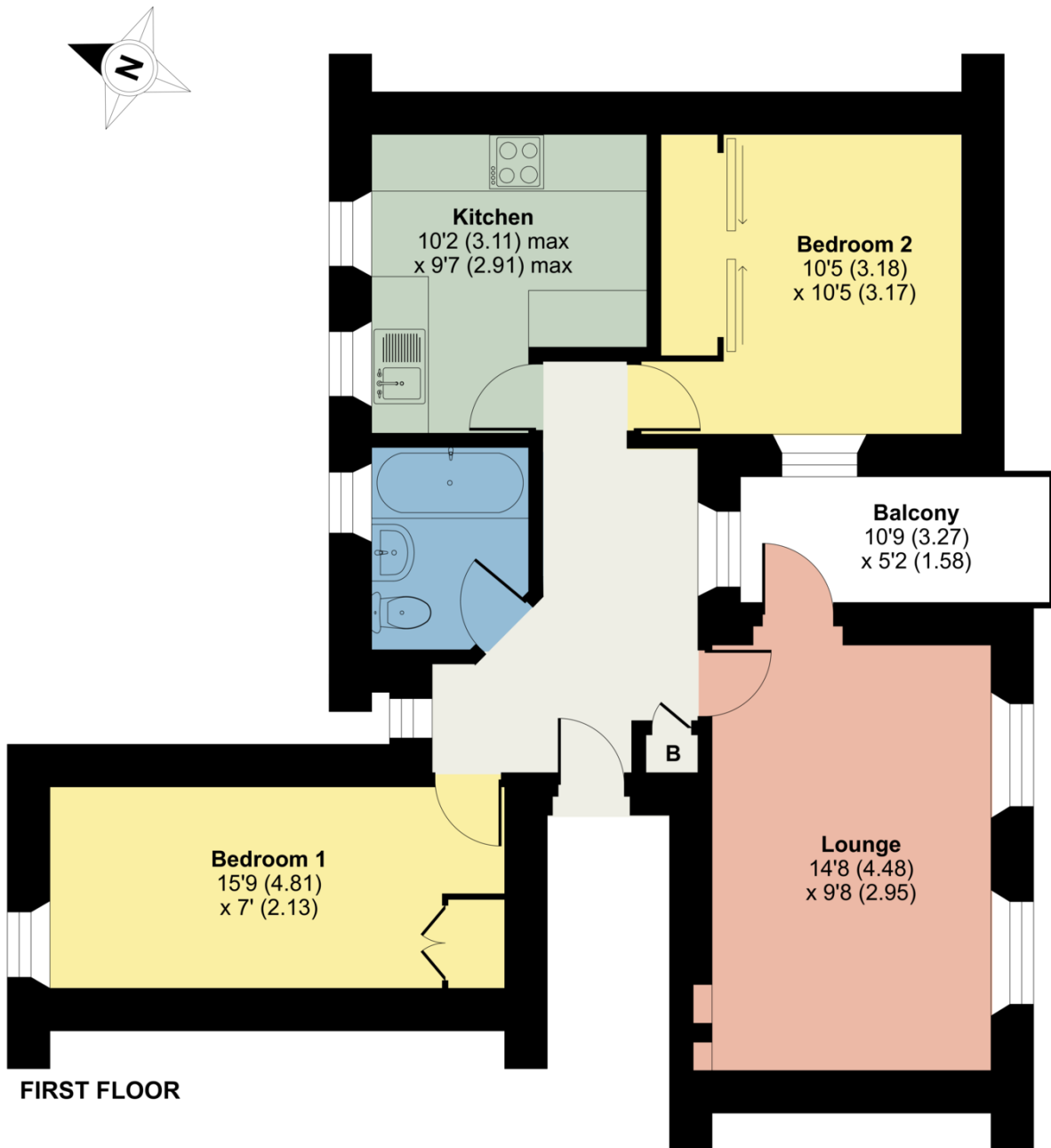
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# Berners Close, Grange-Over-Sands, LA11

Approximate Area = 594 sq ft / 55.1 sq m

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: 1256790

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