

Grange-over-Sands

£215,000

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



D



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.

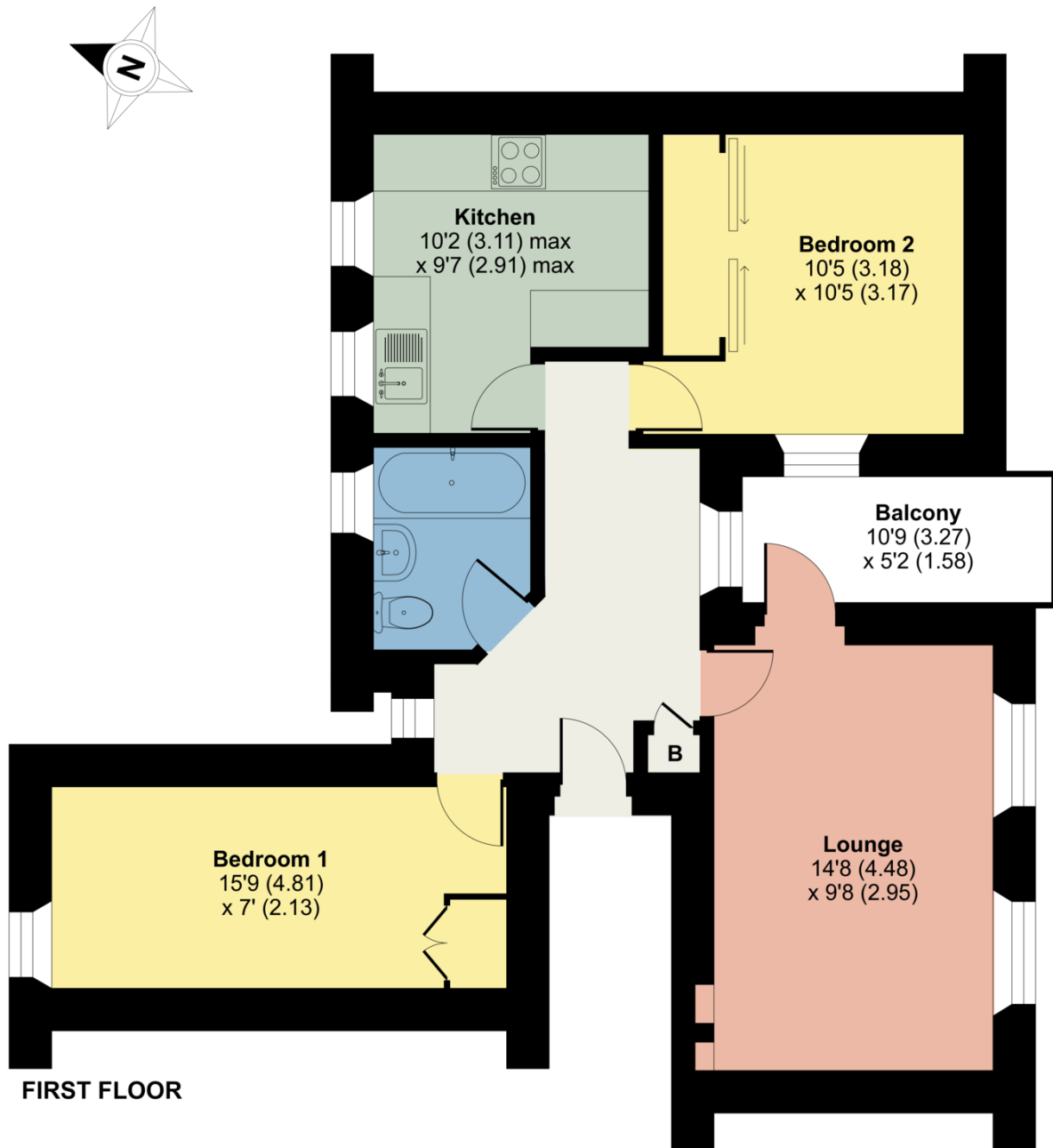
Anti-Money Laundering Check (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at 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).



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

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 08/03/2025.

Request a Viewing Online or Call 015395 32301