



## Grange-over-Sands

£360,000

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

This property is simply splendid. This fabulous Ground Floor Apartment is in the old part of this unique complex which is always popular. This one has super views, is in excellent condition, has its own low maintenance garden plus the use of the beautiful communal grounds and a two designated parking spaces.

Part of a wonderful Victorian (1883) building converted in the late 1990's this superb Apartment is accessible, well located for a short, level walk into town and enjoys terrific views of the communal grounds and Morecambe Bay. With high ceilings and large windows (typical of the era) this Apartment, alongside everything else is very light and sunny. A unique feature is the wonderful garden. This low maintenance, generously proportioned and expertly tended south facing garden is a real joy and makes the absolute most of the sublime views. There are also 2 private parking spaces and a portion of the cellar below for storage.

### Quick Overview

Exceptional, spacious, Ground Floor Apartment  
Magnificent views of Morecambe Bay  
Stunning Communal and wonderful private Gardens  
Bright, sunny, spacious rooms with high ceilings  
Neatly presented  
Excellent, convenient location  
Own private entrance  
Designated spaces and Visitor Parking  
No upper chain  
Superfast Broadband available (not currently connected)



2



2



1



D



Superfast  
Broadband



2 Parking  
spaces

Property Reference: G3099





Main Entrance



Bedroom 2



Kitchen



View from Kitchen

The external front door opens into the Hallway with doors to all rooms. The Breakfast Kitchen enjoys a dual aspect and is the first room to reveal that wonderful view towards Morecambe Bay. Light and bright with a high ceiling and ample space for a breakfast table. Furnished with a range of wall and base cabinets with inset 1½ bowl stainless steel sink unit. Fridge freezer, integrated dishwasher and washing machine (inoperative) and built-in electric oven and hob with extractor over. Bedroom 2 is a good sized single Bedroom currently used as a Study with fitted furniture. The main Bathroom has a white suite comprising bath, WC and wash hand basin, extractor fan and boiler cupboard housing the gas central heating boiler. The Lounge/Dining Room is of generous proportions with several windows to the front to admire the superb view. External door to Garden. Electric living flame fire with wooden surround and high, corniced ceiling. There is a useful storage cupboard and door to the main Bedroom.

Bedroom 1 is a well proportioned double room with rear aspect and attractive, built in wardrobe. The En-suite Shower Room is tiled with a white suite comprising WC, wash hand basin and double shower enclosure.

The private South East facing Garden with stunning covered verandah is mainly gravelled for ease of maintenance with 2 feature circular paved areas and well stocked, very established borders brimming with colour and fragrance. A sunny and sheltered Garden in which to sit, relax and admire the beautiful Communal Gardens and incredible bay view beyond. The Communal Gardens are a real plus. Beautifully tended and peaceful with further magnificent views. Apartment 3 has an allotted handy storage area in part of the Communal Cellar where the water and electric meters can also be found. There are designated Parking spaces for two vehicles and additional Visitor Parking available.

**Location** The property is situated in a level position ¼ of a mile from the centre of this popular Edwardian seaside resort. A short easy stroll from the town centre, with its many amenities such as Railway Station, Library, Post Office, Cafes, Shops and Tea Rooms. The picturesque Edwardian mile long Promenade, Ornamental Gardens and Bandstand frequented by locals and visitors alike is close-by. The Nutwood Medical Practice and pharmacy is also a 2 minute walk away through the side gate. There is a bus stop at the top of the drive for access to Kendal and Cartmel and onward travel to the Lake District.

To reach the property from the Grange office proceed up Main Street keeping left at the mini-roundabout onto the Esplanade. A short way along on the left you will see the Bandstand and Gardens on Park Road. Go through the pedestrian lights and the entrance to 'Berners Close' can be found on the left. Turning into the impressive gateway, keep





Kitchen



Lounge





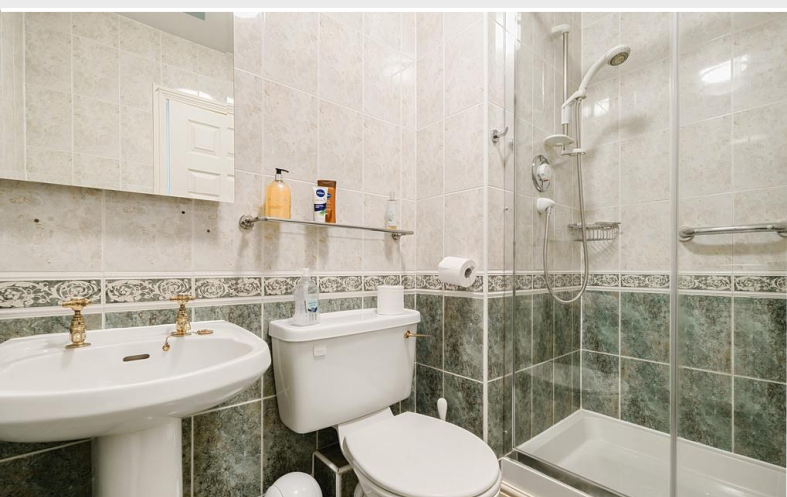
Lounge



Bathroom



Bedroom 1



En-Suite Shower Room

left and No.3 is shortly on the right with 2 Parking spaces to the left of the front door.

What3words -

<https://what3words.com/scramble.departure.supporter>

#### Accommodation (with approximate measurements)

##### Hallway

**Breakfast Kitchen** 15' 1" x 8' 10" (4.6m x 2.69m)

**Bedroom 2** 9' 11" x 9' 1" (3.02m x 2.77m)

##### Bathroom

**Lounge/Dining Room** 23' 6" x 16' 0" into bay (7.16m x 4.88m into bay)

**Bedroom 1** 11' 10" x 9' 9" (3.61m x 2.97m)

##### En-Suite Shower Room

##### Terrace

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

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

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

**Management Charges:** The Service Charge for 2025/2026 is £275.92 a month (£3311.04 pa), which includes building maintenance and insurance, maintenance of the communal areas and grounds, outdoor lighting, lift service and maintenance, window cleaning and lighting throughout the cellar.

**Conservation Area:** This property is located within Grange Conservation Area.

**Note:** This property can only be used as a Private Dwelling House. Holiday Lets are not permitted but Assured Shorthold Tenancies are.

**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 £750 – £775 per calendar month. For further information and our terms and conditions please contact the Office.





Bedroom 1



Verandah and Garden





Communal Grounds



View from Communal Garden



Front Aspect

**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).



## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



### Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **015395 32301** or request  
online.



Need help with **conveyancing**? Call us on: **01539 792032**



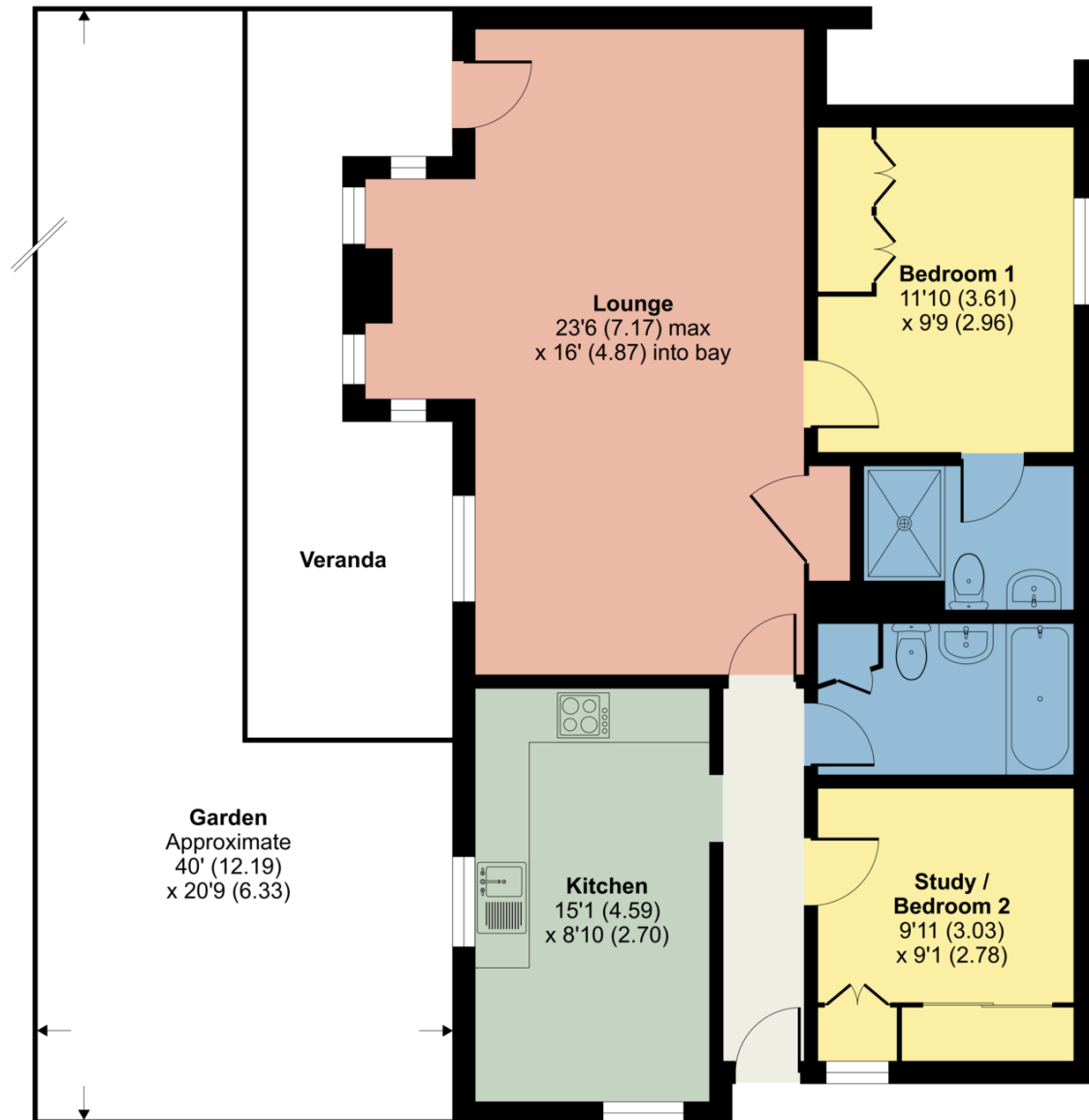
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

# Berners Close, Grange-Over-Sands, LA11

Approximate Area = 829 sq ft / 77 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Hackney & Leigh. REF: 1290765

A thought from the owners - "A peaceful, spacious and well maintained flat with gorgeous bay views, but handy for all the local amenities".

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Request a Viewing Online or Call 015395 32301