



## Grange-over-Sands

£235,000

Flat 2 Lingfell, 16 Grange Fell Road, Grange-over-Sands, Cumbria, LA11 6BN

Flat 2 Lingfell is an incredibly spacious First Floor Apartment with level access to the rear enjoying wonderful Bay views and convenient location.

Comprising Split-level Hallway with Study Area, Utility Room, Breakfast Kitchen, Lounge/Dining Room, 2 En-suite Double Bedrooms, shared Cellar Storage and Private Parking Space. Viewing highly recommended.

### Quick Overview

Apartment - 2 Double En-Suite Bedrooms  
1 Large Reception - 2 Bath/Shower Rooms  
Excellent Bay Views  
Short walk from the amenities  
Close proximity to lovely woodland walks  
Large, bright rooms with tall ceilings  
Gas central heating  
Victorian features  
Parking for 1 car  
Superfast Broadband available\*



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Superfast  
Broadband



Parking for 1 car

Property Reference: G2987





Hallway



Lounge/Dining Room



Lounge/Dining Room



Dining Kitchen

**Description** Flat 2 Lingfell is a very spacious Apartment indeed with wonderful tall ceilings, period features, spacious, light rooms, versatile layout and magnificent Bay views. Although a First Floor apartment (so benefiting from the wonderful views), to the rear there is level access so 'Ground Floor' which makes this property quite versatile and suitable for many different buyers including those perhaps considering a Bungalow? The Hallway is split level with some wide, shallow steps and there is a step down into 1 Bedroom but other than that all on the one level. This property definitely offers as much space as many a traditional house but the rooms sizes are infinitely larger! In its former life we believe this Apartment was part of the 'British Legion Social Club' and echoes of its grand past roots are clearly visible! Owned and much loved by the current vendor and her extended family for over 20 years it is now, reluctantly time for her to tear herself away from the splendid views!

The attractive wood effect front door with stained glass opens into the Hallway. A sizeable and inviting, split level Hallway partly used as a Study. There is a useful storage cloaks cupboard and access to the Utility Room which is furnished with a range of white wall and base cabinets, stainless steel sink and space for washing machine, tumble drier and fridge freezer.

5 shallow steps lead up to the 'Upper Hall' with large, high level window, high corniced ceiling and access to further rooms. The Breakfast Kitchen has a rear aspect and is very spacious with ample space for a dining table. There is a good range of light 'oak' wall and base cabinets with inset stainless steel sink unit. Space for oven, dishwasher and fridge. Gas central heating boiler. Attractive Adam style fireplace with gas fire??? A door leads into the 'L' shaped Lounge/Dining Room which is very spacious indeed. A glazed French door leads out to the Balcony and a further window, with window seat enjoys superb views over the town towards Morecambe Bay and the fells beyond. High corniced ceiling, 2 ceiling roses, plate rack and 2 arch recesses. Ample space in this sizeable room for both living and dining furniture if required. The Balcony is super running the full length of this room - a wonderful area of outdoor space from which to enjoy the most wonderful Bay views.

Bedroom 1 is a Double Bedroom with an extensive range of built-in furniture and a front window enjoying more superb views towards Morecambe Bay. The En-Suite Bathroom is fully tiled with WC and wash hand basin set into a light wood vanity unit and bath with shower over. Bedroom 2 is another well proportioned double Bedroom with En-suite Wet Room comprising walk in shower, WC and pedestal wash hand basin.

Externally there is a private Parking space for 1 car directly outside the rear door. We understand there is a small area in the shared Cellar for storage.

**Location** Flat 2 Lingfell is part of a substantial Victorian property occupying the First Floor but with level access and Ground Floor appearance from the rear. The location is convenient with only a short walk to the amenities of the town such as Medical Centre, Primary School, Library, Shops, Post Office, Cafes/Tearooms, picturesque Edwardian Promenade and Railway Station.



To reach the property, proceed up Main Street, bearing right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road, past the Library and proceed up the hill for approximately 400 yards and as the road levels out you will find Lingfell on the right hand side. Access and parking is to the Rear off Eden Mount Road.

#### Accommodation (with approximate measurements)

##### Split Level Hallway & Study Area

**Utility Room** 9' 5" x 6' 0" (2.87m x 1.83m)

**Breakfast Kitchen** 16' 2" x 14' 8" (4.93m x 4.47m)

**Lounge/Dining Room** 23' 6" max x 15' 11" max (7.16m max x 4.85m max)

**Balcony** 23' 6" x 3' 9" (7.16m x 1.14m)

**Bedroom 1** 16' 0" x 11' 11" (4.88m x 3.63m)

**En-Suite Bathroom**

**Bedroom 2** 13' 8" x 10' 10" (4.17m x 3.3m)

**En-Suite Shower Room**

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

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated September 1974. Vacant possession upon completion.

**Service Charges:** There are no service charges payable. Works are done on an 'as and when basis' and split between the 3 flats.

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

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**Note:** The access road must be left clear, for the other flat owners to gain access to their properties.

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

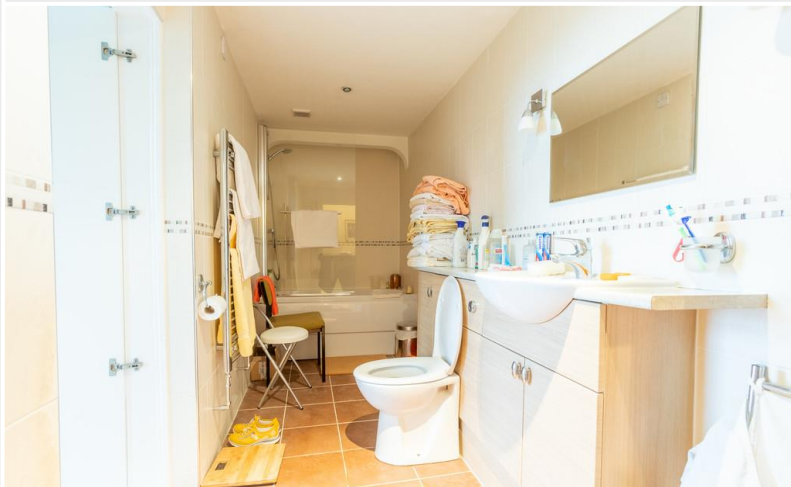
**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks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



Bedroom 2



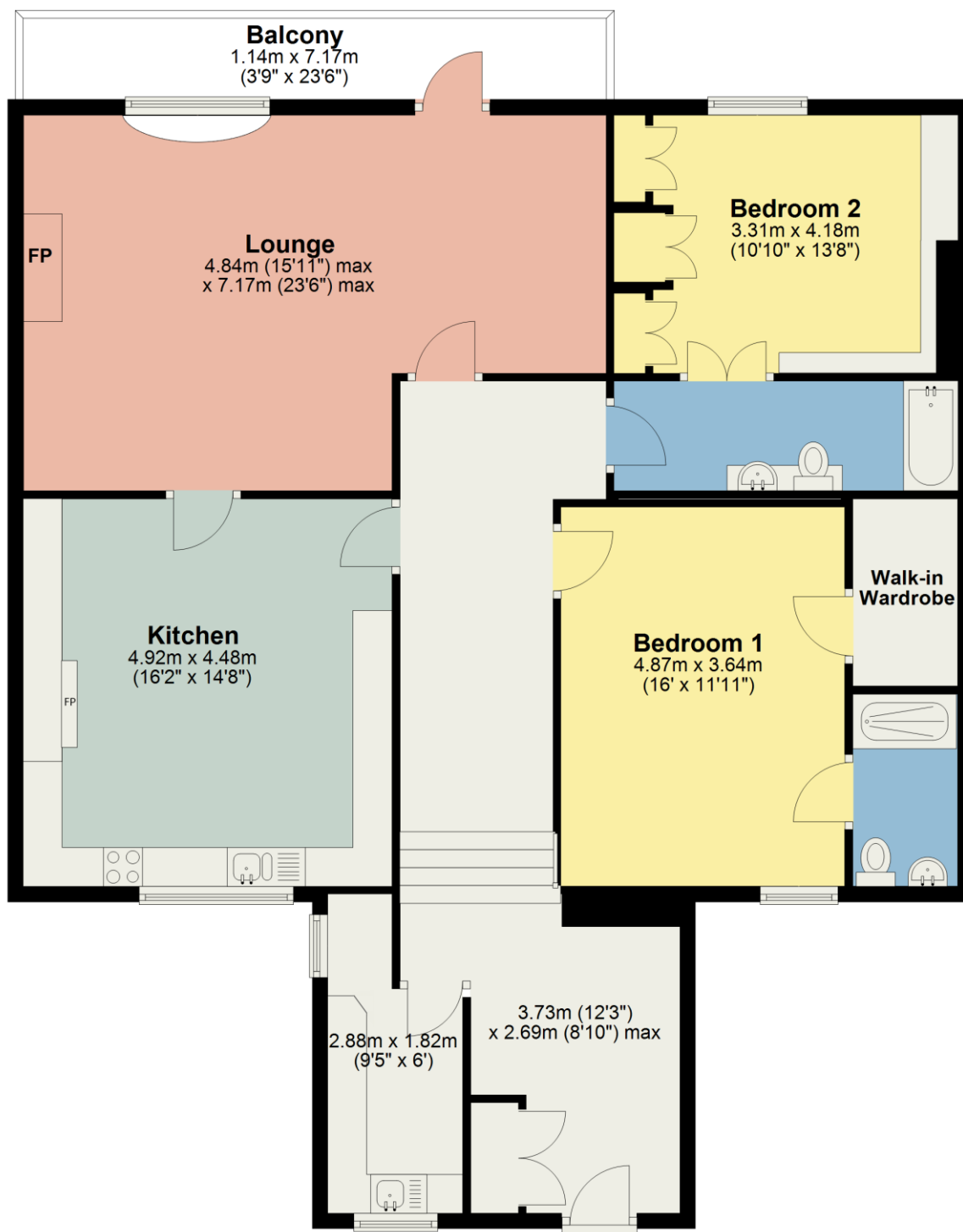
Bathroom



External

## Ground Floor

Approx. 135.6 sq. metres (1459.4 sq. feet)



**Total area: approx. 135.6 sq. metres (1459.4 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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