



# Grange-over-Sands

£260,000

Flat 4 Crown Hill, Main Street, Grange-over-Sands, Cumbria, LA11 6AB

No. 4 Crown Hill is a superb, conveniently situated, spacious, bright and sunny Apartment with its own entrance, beautiful presented with a new Kitchen and some delightful bay views! These Apartments are centrally located making them ideal for just 'popping out' to the many amenities which are literally on the doorstep. This really lovely Apartment is a perfect 'lock up and leave' or a super stress free permanent residence for those looking to downsize perhaps.

Crown Hill Apartments were built in the late 1980's to a high standard by 'Pilkington Properties'. The original facade was retained as a distinctive feature of the development. There are 18 purpose built Apartments throughout the development and there are stairs and lift or access to the First and Second floors. Designated Parking space.

## Quick Overview

Ground Floor Apartment - 2 Bedrooms  
2 Receptions - 1 Shower Room  
Convenient Town Central Location  
Super views over Morecambe Bay  
Low maintenance property  
Beautifully presented  
Private Parking Space  
Private Entrance  
Communal Gardens  
Superfast Broadband



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Superfast  
Broadband

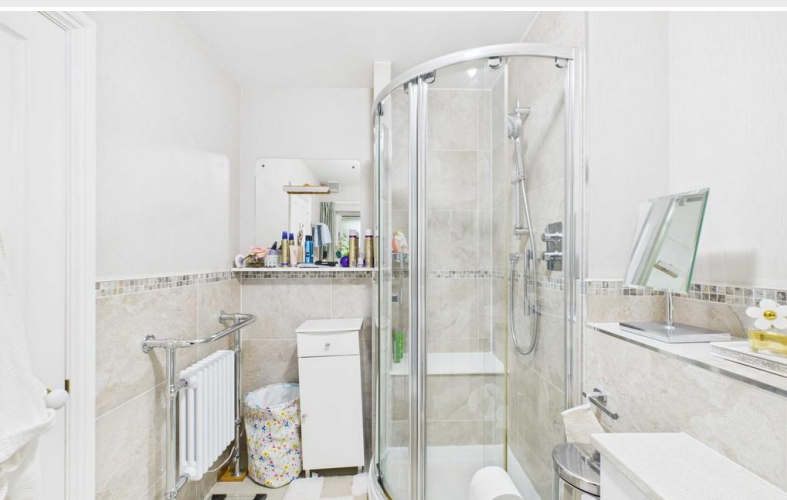


Private Parking  
Space

Property Reference: G3149



Entrance Hall



Shower Room



Bedroom 1



Bedroom 2

The private front door opens directly into the welcoming 'L' shaped Hallway with 2 large storage cupboards (1 housing the hot water cylinder). Attractive wood effect flooring in modern herringbone pattern and striking statement wallpaper. The modern Shower Room also houses the washer/drier and is equipped with a white suite comprising WC, corner shower enclosure and wash hand basin. Bedroom 1 is a spacious double, very light and sunny with walk in bay window and wonderful view of Morecambe Bay. Bedroom 2 is a single room with large almost full height window and further delightful view of Morecambe Bay.

The Kitchen is contemporary having only been fitted for just over 12 months. The white gloss cabinets have a luxury white 'silestone' work-surface, deep sink and all 'NEFF' appliances including ceramic hob, electric oven with 'slide away' door and integrated slimline dishwasher, fridge and freezer. The Sitting Room is a well proportioned room with large bay window providing more very pleasing bay views and living flame electric fire with cream surround. The open archway leads into the spacious, formal dining space with rear window.

Crown Hill Apartments are set in their own pleasant, well tended Communal Grounds and this Apartment comes with its own private Parking space.

**Location** The location at Crown Hill is excellent for the local shops and amenities such as Medical Centre, Post Office, Library, Railway Station etc. It is also just a 'hop, skip and a jump' away from the picturesque, mile long, level, Edwardian Promenade, Bandstand and Ornamental Gardens. The popular historic village of Cartmel is also just 2 miles away with fine dining, Cartmel races, sticky toffee pudding etc. The M6 Motorway at Junction 36 is just 20 minutes away. Crown Hill stands prominently at the top of Main Street, at the junction of The Esplanade and opposite the town's Clock Tower. Access to the Apartments is to the rear via the private car park - No. 4 having its own external door.

#### Accommodation (with approximate measurements)

##### Hallway

**Shower Room** 9' 4" x 5' 7" (2.84m x 1.7m)

**Bedroom 1** 13' 8" x 11' 7" (4.17m x 3.53m) into bay plus wardrobes

**Bedroom 2** 10' 1" x 7' 4" (3.07m x 2.24m)

**Kitchen** 8' 1" x 7' 9" (2.46m x 2.36m)

**Sitting Room** 17' 9" x 11' 6" (5.41m x 3.51m) into bay

**Dining Room** 8' 6" x 8' 6" (2.59m x 2.59m)

**Services:** Mains Water (metered), electricity and drainage. Gas is not connected to Crown Hill. Electric heating and double glazed windows.

**Tenure:** Subject to the remainder of a 999 year lease dated 01/04/1989. Vacant possession upon completion. No upper chain.



**Management Charges:** There is a Service Charge payable twice yearly which covers building insurance, maintenance of the lift, communal grounds and communal lighting. The Service Charge for 2024/25 is £1072 twice yearly.

Note: Pets are not permitted at Crown Hill.

**Conservation Area:**

Crown Hill is situated within Grange Conservation Area.

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

**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 £725 - £750 per calendar month. For further information and our terms and conditions please contact the 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).

**Disclaimer:** 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 30.9.25



Kitchen



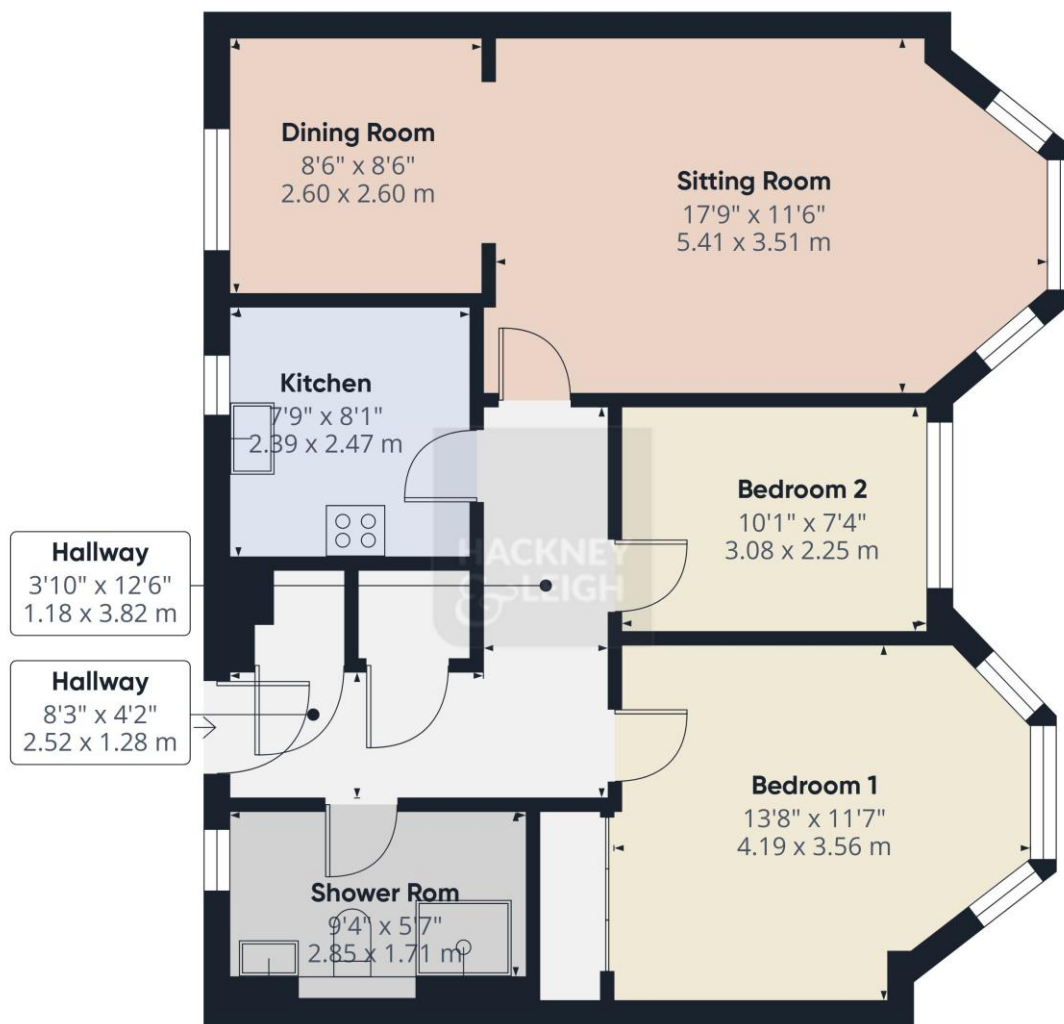
Sitting Room



Dining Area



View from Sitting Room



**Approximate total area<sup>(1)</sup>**  
727 ft<sup>2</sup>  
67.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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