



## Grange-over-Sands

£215,000

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

Attention to the downsizers, those looking for an alternative to the non existent bungalow with a view close to the town centre or those looking for a more simple, less maintenance way of life!

Built in the late 1990's and being part of a wonderful Victorian building (original part dating back to 1883) this sought after development is now a mix of enviable, individual apartments. 26 Berners Close is chain free and well presented throughout, is spacious, light and airy and boasts some enviable views towards Morecambe Bay. The pluses do not stop here with the excellent location just a hop, skip and a jump from the Medical Centre, picturesque Edwardian Promenade and the excellent amenities of the town - all within very easy reach.

This Second Floor Apartment is also served by a lift.

### Quick Overview

- Well presented throughout
- Spacious and light
- Excellent, convenient location
- Views of Morecambe Bay
- Lift or stair access
- Close to the picturesque Promenade
- Good loft storage
- Private Parking Space
- No upper chain
- Superfast Broadband



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Superfast  
Broadband



Private Parking  
Space

Property Reference: G3134



Lounge



Dining Kitchen



Bedroom 1



En-Suite Shower Room

The Shared Entrance has stair and lift access to all floors. Two steps down leads to the private front door opens into the spacious Hallway with coved ceiling and large storage/boiler cupboard.

The Dining Kitchen is dual aspect with side window and further front window providing very pleasing views towards Morecambe Bay - perfectly placed in front of the sink to make washing up a little more interesting! This spacious room provides ample space for dining table and the Kitchen is furnished with a range of striking, modern 'wood' wall and base units with stainless steel sink unit. Integrated appliances include electric oven, microwave, fridge, freezer and dishwasher. Built-in gas hob with extractor over. Space for washing machine. The Lounge is well proportioned and sunny with dual aspect and partial views over roof tops towards Morecambe Bay. Electric living flame fire with polished stone surround.

Bedroom 1 is a spacious Double Bedroom with partial views towards Morecambe Bay. 2 fitted wardrobes and door to En-Suite. The En-Suite is tiled with a white suite comprising double shower enclosure, WC and wash hand basin. Bedroom 2 is a roomy Single Bedroom with useful fitted wardrobes. The Bathroom is tiled with recessed ceiling spot lights and a white suite comprising bath with shower over, pedestal wash hand basin and WC.

Outside there is a designated Parking space plus Visitor Parking.

**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 right and the entrance and lift can be found shortly on the left.

What3words: <https://what3words/hometown.quaking.prop>

**Accommodation (with approximate measurements)**

Hallway

Bathroom

Bedroom 1 13' 3" x 11' 9" (4.04m x 3.58m) inc wardrobes

En-Suite Shower Room

Bedroom 2 10' 1" x 9' 9" (3.07m x 2.97m) inc wardrobe

Dining Kitchen 25' 5" max x 16' 0" max (7.75m max x 4.88m)

max)

**Lounge** 15' 0" x 12' 9" (4.57m x 3.89m)

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

**Tenure:** Leasehold. Subject to a 999 year lease dated 1st August 1999.

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

**Management Charges:** The Service Charge for 2025/2026 is £1934 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.  
No Ground Rent payable

**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 £775 - £825 per calendar month. For further information and our terms and conditions please contact the Office.

**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).



Bedroom 2



Bathroom



View

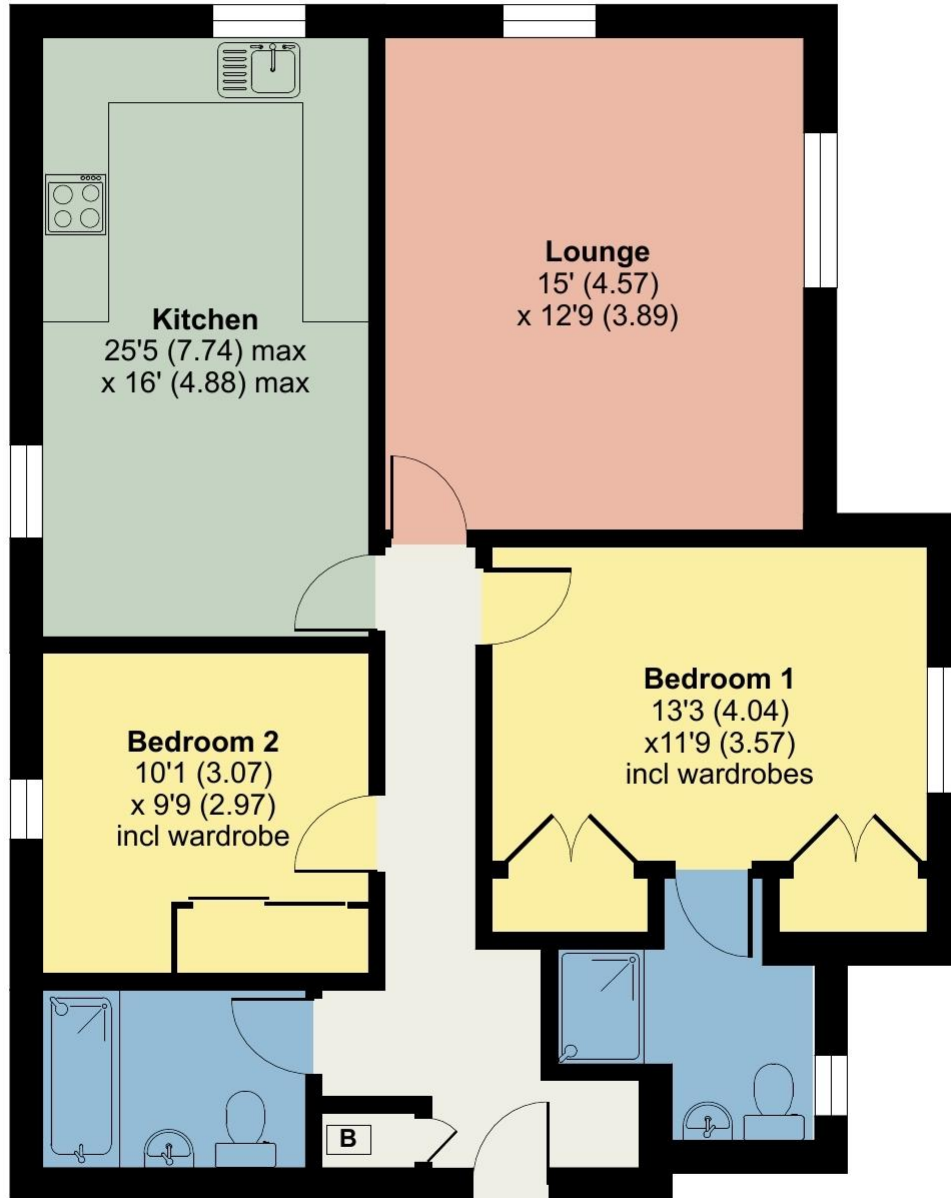


External

# Berners Close, Grange-Over-Sands, LA11

Approximate Area = 828 sq ft / 77 sq m

For identification only - Not to scale



## SECOND FLOOR



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: 1342230

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