



Grange-over-Sands

Auction Guide Price £185,000

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

A well-presented and spacious first-floor apartment with a desirable south-east facing position offering abundant natural light, together with stylish accommodation comprising 2 bedrooms (1 ensuite), a modern kitchen, a super sitting room and a contemporary bathroom. Electric heating to radiators, double glazed windows and an allocated parking space in addition to visitor parking.

Within a stones throw of the medical centre, and a short level walk to the amenities of town and within almost touching distance of the beautiful Promenade.

No Upper Chain. Contents may be available by separate negotiation.

Quick Overview

Immediate 'exchange of contracts' available
Being sold via 'Secure Sale'
Spacious well presented accommodation
2 Bedroom First Floor Apartment
Modern Kitchen and 2 Bath/Shower Rooms
Electric radiators
1 Parking Space + Visitor Parking
Level walk in to Town
No Upper Chain
Superfast Broadband



2



2



2



B



Superfast
Broadband



Designated
Parking Space

Property Reference: G3153



Hallway



Sitting Room



Dining Area



Kitchen Area

The Shared Entrance with stair and lift access leads to the First Floor, 5 steps down lead to No.23. The Private Entrance Hall is light and bright and provides access to all rooms. Telephone entry system, Danfoss heating controls and boiler cupboard housing the electric boiler and water pressure system. The Sitting Room has an abundance of light from the dual aspect windows which also provide glimpses of Morecambe Bay. Attractive sleek wall mounted remote controlled electric fire. The Dining Kitchen is a lovely space with ample space for dining furniture within the Dining Area and archway through to the Kitchen which has an attractive range of cream wall and base cabinets with under unit lighting, complementary worktop and splash back tiling and 1½ bowl sink unit. Built in double oven and hob and integrated fridge freezer, dishwasher and washing machine.

Bedroom 1 is a spacious double room with recessed wardrobes and side aspect. Door to En-Suite Shower Room which has a 3 piece white suite comprising shower enclosure with rainfall style shower and hand held shower, pedestal wash hand basin and low flush WC. Attractive tiling to walls and chrome ladder style radiator. Bedroom 2 is also a double room with side aspect and recessed wardrobes. The Bathroom has a 3 piece white suite comprising 'P' shaped bath with rainfall style shower over and body shower, vanity unit and low flush WC. Complementary part tiled walls and chrome ladder style radiator.

Outside there is a designated parking space for No.23 and 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 parking for No.23 is on the right hand side.

What3words: <https://what3words.com/eruptions.tasty.ledge>

Accommodation (with approximate measurements)

Shared Entrance

Private Entrance Hall

Sitting Room 14' 8" x 12' 8" (4.47m x 3.86m)

Kitchen 9' 8" x 8' 6" (2.95m x 2.59m)

Dining Area 9' 7" x 9' 1" (2.92m x 2.77m)

Bedroom 1 12' 7" x 9' 7" (3.84m x 2.93m) plus wardrobes

En-Suite Shower Room 7' 9" max x 5' 10" (2.36m max x 1.78m)

Bedroom 2 9' 9" x 7' 7" (2.97m x 2.31m) plus wardrobes

Bathroom 7' 9" x 5' 4" (2.36m x 1.63m)



Sitting Room



Dining Kitchen



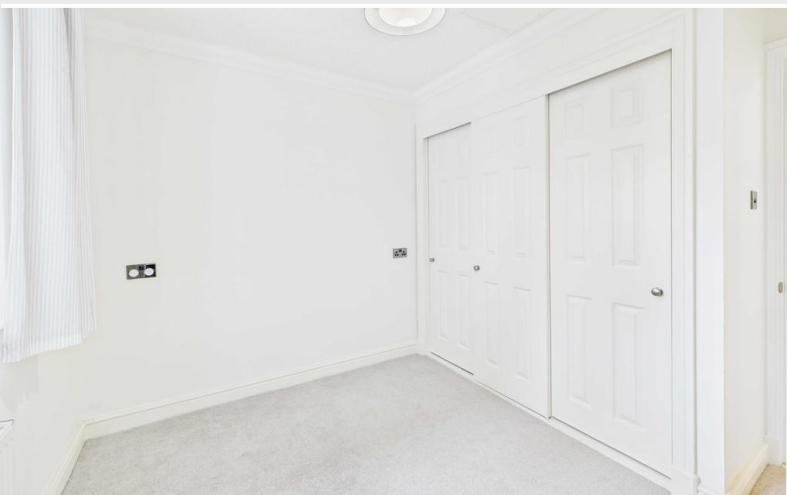
Bedroom 1



En-Suite Shower Room



Bedroom 2



Bedroom 2

Services: Mains electricity, water and drainage. Electric heating to radiators.

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated 1st August 1999.

The Service Charge for 2025/2026 is £1934 per annum 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.

The Ground Rent is included within the service charge.

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

Council Tax: Band Westmorland and Furness Council.

Conservation Area: This property is located within Grange 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 £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).

Auctioneers Additional Comments: Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering



Kitchen Area



Bedroom 1



Bathroom



Main Entrance

procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Meet the Team

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

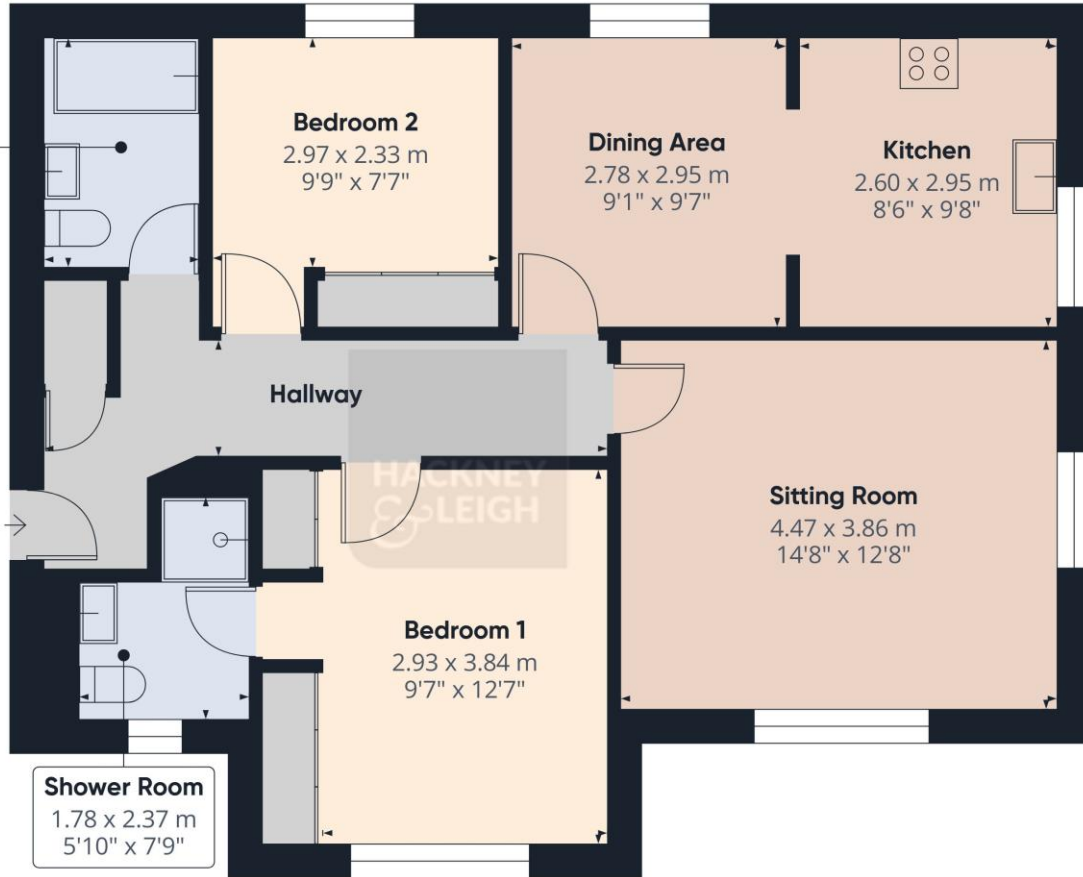


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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



Approximate total area^m
70.5 m²
760 ft²

(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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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 06/11/2025.