



## Grange-over-Sands

£178,125

9 Cedric Walk, Park Road, Grange-over-Sands, Cumbria, LA11 7DG

This affordable/shared ownership home, built in 2015 is excellent and ticks every box for the first time buyer. It is also not to be missed for those perhaps looking to downsize, those with mobility issues (some disabled adaptations already in place) or just those who would like a low maintenance hassle free home!

Surprisingly spacious and light this very well presented, neutrally decorated Ground Floor Apartment benefits from its own private entrance and incredible far reaching views over the Railway Line and Promenade to Morecambe Bay and the stunning fells in the distance. It also has a designated parking space.

Another huge plus is it's easy and convenient location - just a short, level walk either along the stunning Promenade or Road to the amenities of the town

### Quick Overview

Shared Ownership  
Currently available to All  
Occupancy Restrictions upon resale  
Beautiful Ground Floor Apartment  
2 Bedrooms  
Superb Views towards Morecambe Bay  
Convenient to Town and the Promenade  
Parking Space  
Communal Grounds  
Superfast Broadband



2



1



1



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Superfast  
Broadband



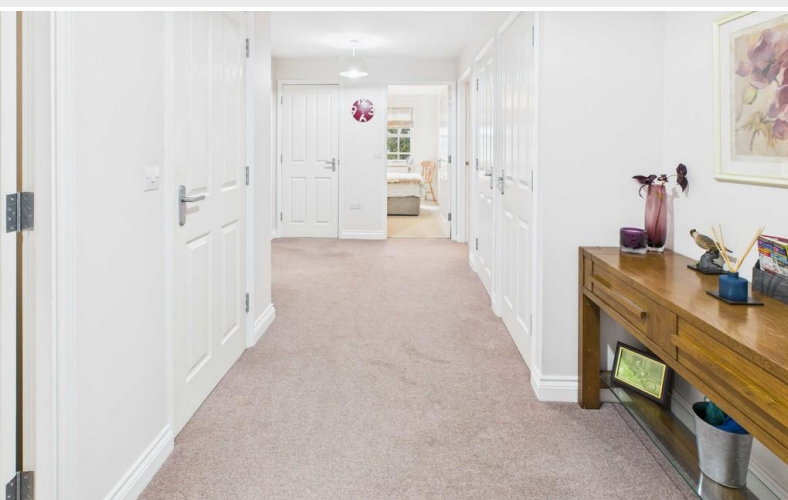
1 designated  
parking space

Property Reference: G3163





View Lounge/Diner & Bedrooms



Hallway



Lounge/Diner



Dining Area

The private, double glazed front door opens into the most spacious Entrance Hall which provides access to all rooms and has 4 recessed storage cupboards (1 with radiator). The Lounge/Dining/Kitchen is a generous size with double glazed bay window providing some superb views over the railway line and Promenade to the beautiful Morecambe Bay and surrounding fells. The Kitchen has a good range of fitted wall and base cabinets with complementary 'Oak' worktops, inset 1½ bowl stainless steel sink and part tiled walls. Space for cooker, washing machine and fridge. The Utility Room with laminate floor and ample space for freezer, tumbler drier etc houses the wall mounted 'Vaillant' gas central heating boiler.

Bedroom 1 is a well proportioned double room again with similar, enviable views to Morecambe Bay. Bedroom 2 is a second double room also with delightful views to Morecambe Bay. The Bathroom is an excellent size with low flush WC, bath with shower over and pedestal wash hand basin. Complementary tiling to walls and wood effect laminate floor.

Outside there are communal grounds and a designated parking space.

**Location** Cedric Walk enjoys a convenient location with just a few steps to the picturesque Edwardian Promenade which also provides a short level walk into town, The medical centre and excellent primary school are both within very easy reach too!

To reach the property proceed along The Esplanade taking the left turn into Cedric Walk (after Claire House Hotel and before the fire s). Continue to the bottom and bear left to the parking area.

What3words -  
<https://what3words.com/locator.deluded.recap>

#### Accommodation (with approximate measurements)

**Entrance Hall**

**Lounge/Diner** 20' 9" into bay x 11' 3" (6.33m into bay x 3.44m)

**Kitchen** 11' 8" x 9' 3" (3.58m x 2.82m)

**Utility Room** 11' 7" x 4' 11" (3.54m x 1.52m)

**Bedroom 1** 15' 10" x 9' 1" (4.85m x 2.77m)

**Bedroom 2** 9' 3" x 7' 9" (2.82m x 2.38m)

**Bathroom** 8' 2" x 8' 0" (2.49m x 2.46m)

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

**Tenure:** Leasehold. Subject to the remainder of a 125 year lease dated 01/09.2015

**Management Charges:** The Service Charge is £76.00 per calendar month for 2025/2026.

The property is held on a Shared Equity Scheme 75/25% share from Castle and Coasts Housing Association. The rent payable for the 25% share is understood to amount to £100.75 pcm.

Any new buyer must be able to prove a Local Connection to area please see the link below or ask the Grange Office for more details:-

<https://www.southlakeland.gov.uk/media/5756/council-local-connection-policy.pdf>

**S106 – Local Occupancy Restrictions:** There is a Local Occupancy Restriction (LOR) associated with this property; however, it is presently available for purchase by any buyer. The local occupancy restriction will take effect when the new owner subsequently chooses to sell.

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

**Note:** All the double glazed windows are in the throes of being replaced.

**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.

**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).



Kitchen



Utility Room



Bedroom 1



Bedroom 2

**Utility/Boiler Room**  
1.52 x 3.54 m  
4'11" x 11'7"

**Bathroom**  
2.46 x 2.49 m  
8'0" x 8'1"

**Bedroom 1**  
4.85 x 2.77 m  
15'11" x 9'1"

**Bedroom 2**  
2.82 x 2.38 m  
9'3" x 7'9"

**Hallway**  
2.38 x 2.38 m  
7'9" x 7'9"

**Hallway**  
3.11 x 2.18 m  
10'2" x 7'1"

**Kitchen**  
3.58 x 2.82 m  
11'9" x 9'3"

**Lounge/Dining Room**  
6.33 x 3.44 m  
20'9" x 11'3"

**Approximate total area<sup>m</sup>**  
78.9 m<sup>2</sup>  
849 ft<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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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 02/02/2026.