



Apartment 6 Berners Close

Grange-Over-Sands LA11 7DQ

£750 Per Calendar Month (Holding Deposit May Apply)

Apartment 6 Berners Close

Grange-Over-Sands

A rare opportunity to rent a one bed apartment in Grange-Over-Sands. Situated in the very popular Berners Close. Apartment 6 is situated on the second floor and offers stunning views towards Morecambe Bay. Berners Close is less than 1/2 a mile to the centre of Grange-Over-Sands offering many amenities close by such as Railway Station, Library, Post Office, Shops and Cafes/Tearooms to name a few. Grange-Over-Sands has one of the most picturesque promenades in Cumbria and with the Lake District also not too far away.

Situated on the second floor this spacious one bedroom apartment provides peaceful living accommodation with sea views. The lounge offers views over the immaculate communal gardens towards Morecambe Bay, while the kitchen/diner offers similar views. The double bedroom is offered with fitted furniture and an en-suite bathroom, there is also an additional shower room situated off the hallway. The apartment is double glazed with gas central heating and comes with one allocated parking space as well as available ample visitors spaces.



Accommodation

Communal entrance from the courtyard leading to stairs or the benefit of an elevator to 2nd floor where you will find number 6.

Private Entrance

'L' shaped private hallway with built in storage cupboards and window providing ample natural light.

Kitchen

12'11" x 9'8"

A fitted kitchen with wall, drawer and base units incorporating work surfaces and stainless steel sink unit. The kitchen is complimented with appliances which include dishwasher, fridge/freezer, washing machine, four ring gas hob with electric oven and extractor fan. There are two windows, one offering natural light and superb views over the attractive communal gardens to Morecambe Bay.

Dining Area

10'5" x 7'10"

Accessible from the hallway and open to the kitchen offering similar views over the communal gardens, this is an ideal space for a dining table or to be used as an office to work from home. Benefitting of fitted storage across one wall.

Shower Room

Three piece white suite comprising of shower cubicle, W.C and wash basin. Tiled walls and carpeted. A velux window provides natural light and ventilation.

Lounge

19'10" x 12'11"

A well proportioned living space with dual aspect incorporating a window seat to enjoy spectacular sea views towards Morecambe Bay.

Bedroom

16'0" x 9'10"

A double bedroom with an en suite and ample fitted furniture.

En-Suite Bathroom

A modern three piece suite comprising of panelled bath with shower over, W.C and wash basin. Velux window and tiled walls.

Outside

Berners Close has the benefit of extensive communal gardens which offer a tranquil setting with wonderful sea views. There is one allocated parking space and also additional visitor parking. Tenants will also have access to the communal cellar, please ask agent for more information.

Directions

On arriving in Grange Over Sands from the A590 proceed up Main Street keeping left at the mini-roundabout onto the Esplanade. Follow the road up the hill passing the local shops and cafe's until you reach the next mini roundabout. Take the 1st exit and follow the road for approximately 1/2 a mile. The entrance to Berners Close' is located on the left hand side, take the driveway to the left and drive down the small hill into the car park.

Services

Gas central heating with mains electric & water.

EPC

C

Council Tax

South Lakeland District Council - Band E.

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

Please be advised there is no smoking permitted in the building/property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 BERNERS CLOSE, GRANGE-OVER-SANDS, CUMBRIA



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 946 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 946 SQ FT / 87.89 SQ M
For illustrative purposes only. Not to scale

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

