



**ARNOLD  
GREENWOOD**

**5 Cardrona Court, Grange-Over-Sands – LA11 7AW**

Grange-Over-Sands

**£200,000**



## 5 Cardrona Court

### Grange-Over-Sands

Welcome to this stunning 2 bedroom apartment located on the first floor with impressive bay views. This spacious apartment offers a comfortable and stylish living space, perfect for main residence, a private holiday home, or as a lucrative rental property.

Upon entering, you are greeted by the well-kept communal areas and grounds, reflecting the care and attention given by the management of the property. The entrance porch leads you into a utility store, providing convenience and practicality to your every-day living. A hallway with loft access and plenty of storage options ensures that all your belongings can be neatly tucked away.

The generously spaced living and dining areas are perfect for entertaining guests or relaxing with family. The bay views from the lounge area create a picturesque backdrop, enhancing the overall ambience of the apartment.

The modern fitted breakfast kitchen is a chef's delight, offering ample space for meal preparation and storage. The two double bedrooms both feature bay views, providing a serene and tranquil setting for relaxation. There is also plenty of space for vanity storage, allowing you to keep your personal belongings organised.

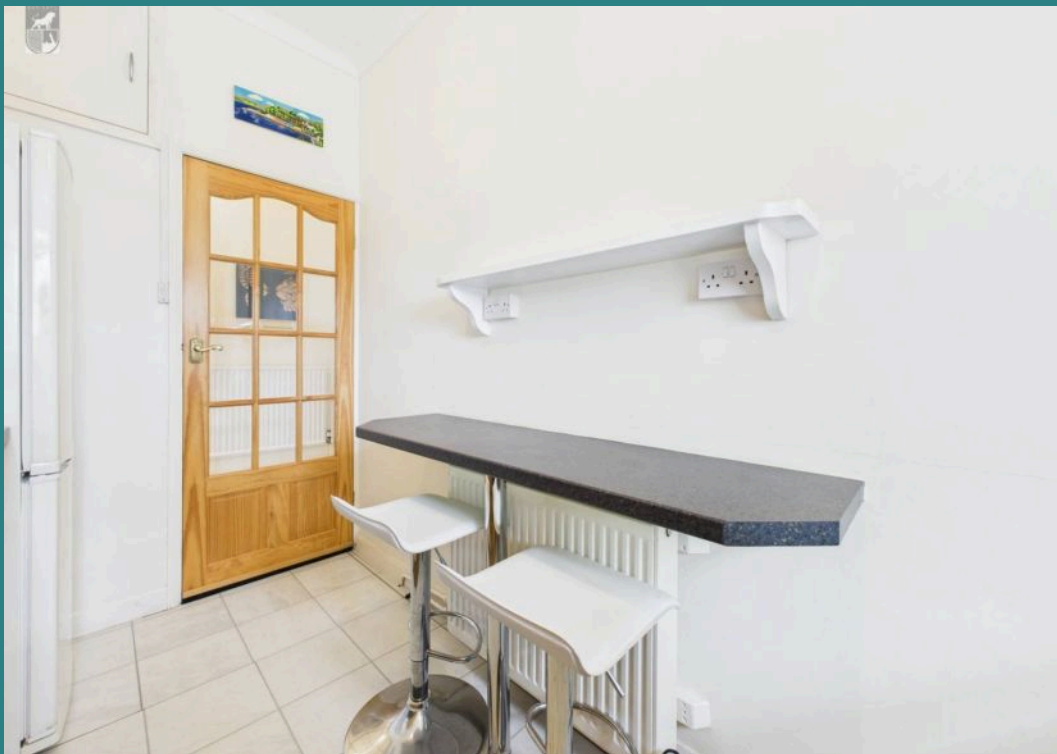
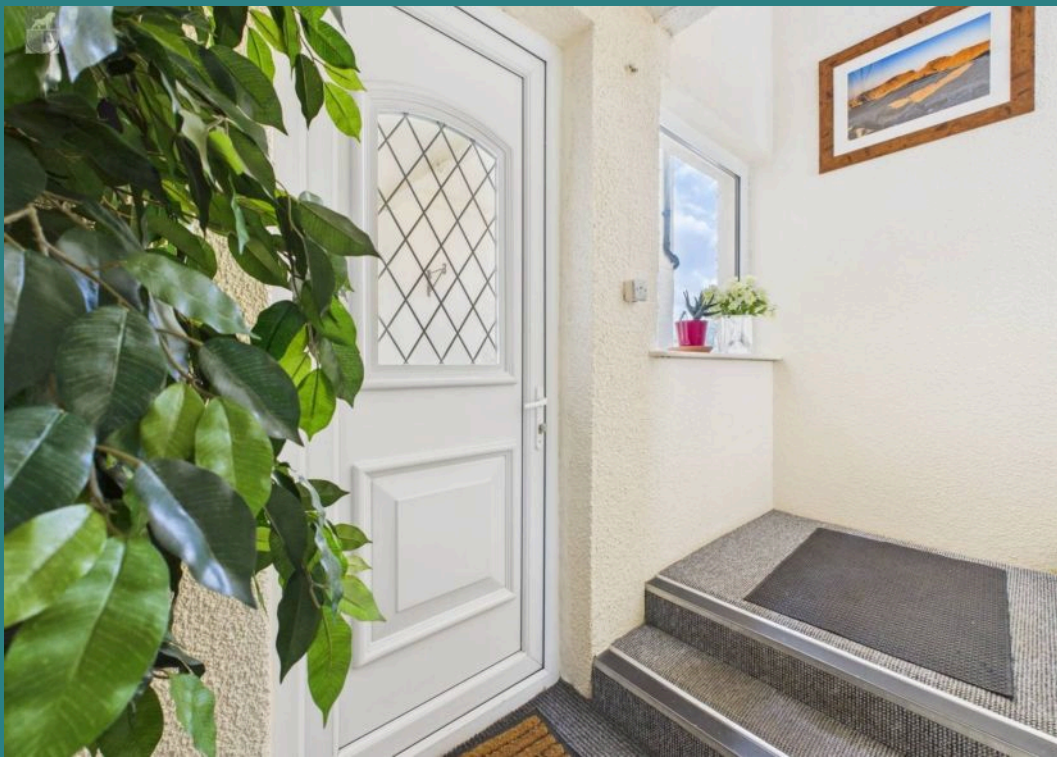
The modern family bathroom suite offers a luxurious retreat after a long day, with its contemporary design and quality fixtures.

Outside, you will find a private garden, ideal for enjoying the fresh air and sunshine. The property also comes with parking and a garage, providing convenience and



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**Entrance Porch**

4' 0" x 8' 1" (1.22m x 2.46m)

Inner entrance featuring side windows. Perspex roof and carpeted flooring. Access to the apartment and the utility store.

**Utility Store**

4' 10" x 4' 1" (1.47m x 1.24m)

Accessed from the entrance porch, fitted for a washing machine. The boiler and gas services are located here.

**L- Shaped Inner Hallway**

14' 3" x 3' 6" (4.34m x 1.07m)

L-shaped inner hallway – the space measures from 14'3" X 3'6" accessing the lounge to 3'9" X 9'0 from the opposite side of the landing accessing the bedrooms. Featuring neutral decor and carpets.

**Living Room**

15' 8" x 15' 6" (4.78m x 4.72m)

Large bay facing windows offering views across Morecambe bay. Space for dining, entertaining and relaxing whilst you enjoy the magnificent bay views. The room benefits from neutral decor, carpets and a focal electric fire.

**Kitchen**

11' 6" x 6' 0" (3.51m x 1.83m)

Wood style units, slate effect worktops, sink/drainers with a window behind. Electric oven, hob and extractor fan. Space for a fridge freezer. Benefitting from tiled splash-backs, a breakfast bar and laminate flooring.









**Bedroom One**

8' 8" x 12' 9" (2.64m x 3.89m)

Dual aspect windows, featuring bay and garden views. Feature wall, pendant lighting and space for wardrobes.

**Bedroom Two**

8' 9" x 9' 9" (2.67m x 2.97m)

Bay views, neutral decor and carpets. Pendant lighting and space for a vanity store or bedside tables.

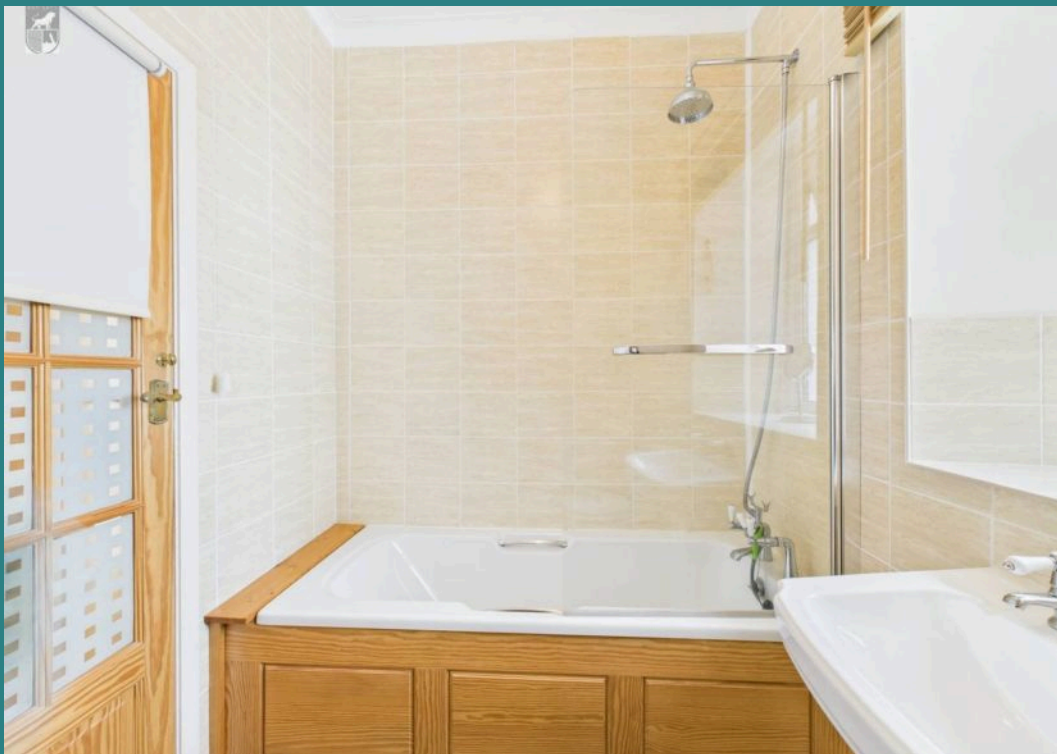
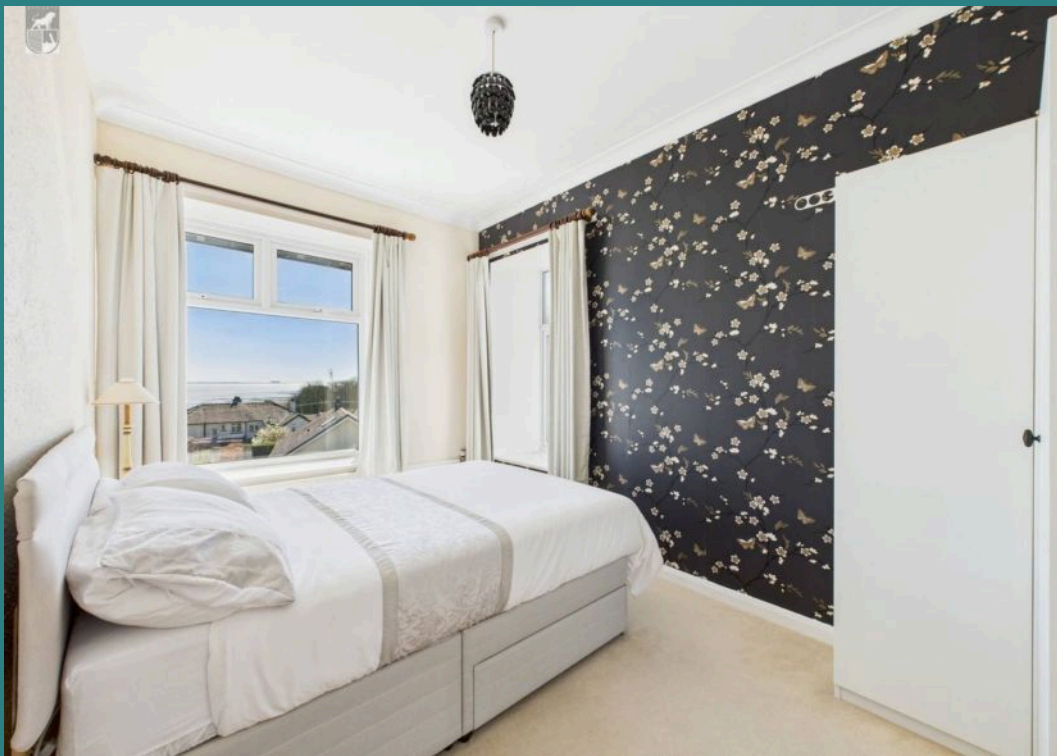
**Bathroom**

6' 0" x 7' 10" (1.83m x 2.39m)

Full bath with shower above. W.C and handbasin. Obscured window and a chrome heated towel radiator.









## GARDEN

The private garden is located to the front side of the property and is accessible from: both the communal inside ground floor and via the back of the property. The garden is well established and maintained. Offering established trees, shrubs and planting. Featuring interesting, paths and seating areas.

### Garage

Single Garage

Private garage offering private enclosed parking or storage.

### Off street

1 Parking Space

Parking is available on a first come first serve basis.

In summary, this apartment offers a delightful blend of comfort, style, and convenience. With its impressive bay views, spacious living areas, modern kitchen, and well-maintained grounds, this property presents an excellent opportunity for those seeking a quality living environment. Contact us today to arrange a viewing and experience the charm of this wonderful apartment first hand.

Council Tax band: B

Tenure: Leasehold

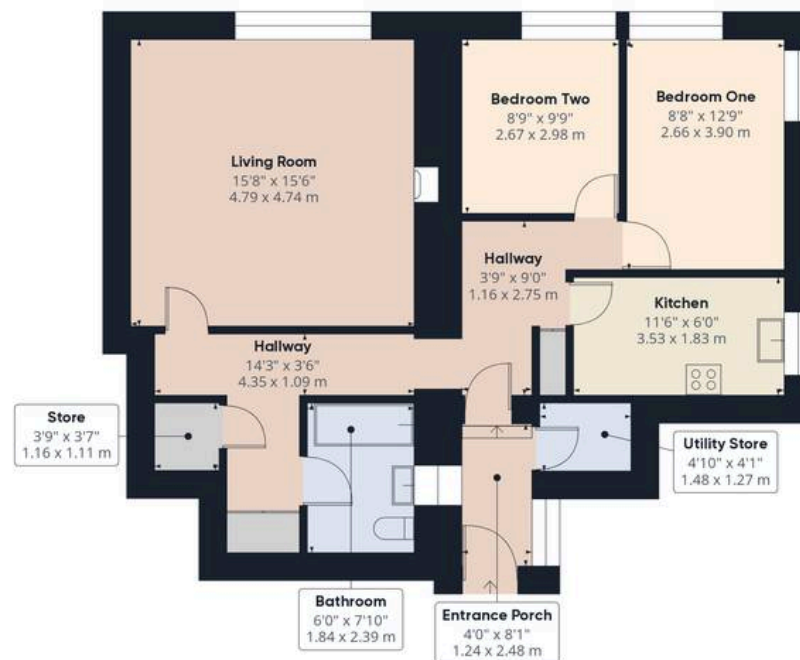
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Annual fees is £1300 includes £20 ground rent.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

987.8 ft<sup>2</sup>

91.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C standard.





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