



23 Berners Close

Grange-Over-Sands, LA11 7DQ

Offers In The Region Of £240,000



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Discover this delightful 2 bedroom first floor apartment, nestled in serene grounds with allocated parking and a communal patio. With spacious living accommodation and modern neutral décor throughout, this property is perfect as a first home or investment opportunity. Additionally, the master bedroom features an en suite, adding convenience. Available now with no chain. Contact us today to arrange a viewing!

Access to Stairs and Lift: Convenient access for all residents.

Entrance Hall: Provides access to all rooms within the apartment.

To the left, the Bathroom: A modern 3 piece suite featuring a dual flush WC, wash hand basin with vanity unit and a bath with central tap and an over-bath shower attachment.

Two Spacious Bedrooms: Both equipped with ample built-in wardrobes and shelves for convenient storage. The Master Bedroom includes an en suite shower room, adding to the luxury and convenience.

Lounge: Spacious and bright with dual aspect windows that flood the room with natural light. There is also an electric floating fire, adding a cosy and modern touch to the living space.

Kitchen Diner: Equipped with a range of contemporary base and wall units. The Integrated Appliances include a fridge freezer, hybrid washer/dryer, double oven, and an electric hob. There is also a dining space which offers room for a dining table, perfect for meals and entertaining.

Externally, there are generous and mature communal gardens with trees, offering a serene environment, as well as beautiful views towards Morecambe Bay. There are two dedicated parking space for the apartment, plus additional visitor parking.

This thoughtfully designed apartment offers modern living in a tranquil setting, with all the amenities and comforts you could wish for. Contact us today to arrange a viewing and see this beautiful home for yourself!

Hallway

extends to 18'10" (extends to 5.764)

Lounge

14'8" x 12'8" (4.481 x 3.871)

Kitchen Diner

18'0" x 9'8" (5.495 x 2.969)

Bedroom One

12'8" x 9'7" (3.866 x 2.943)

En Suite Shower Room

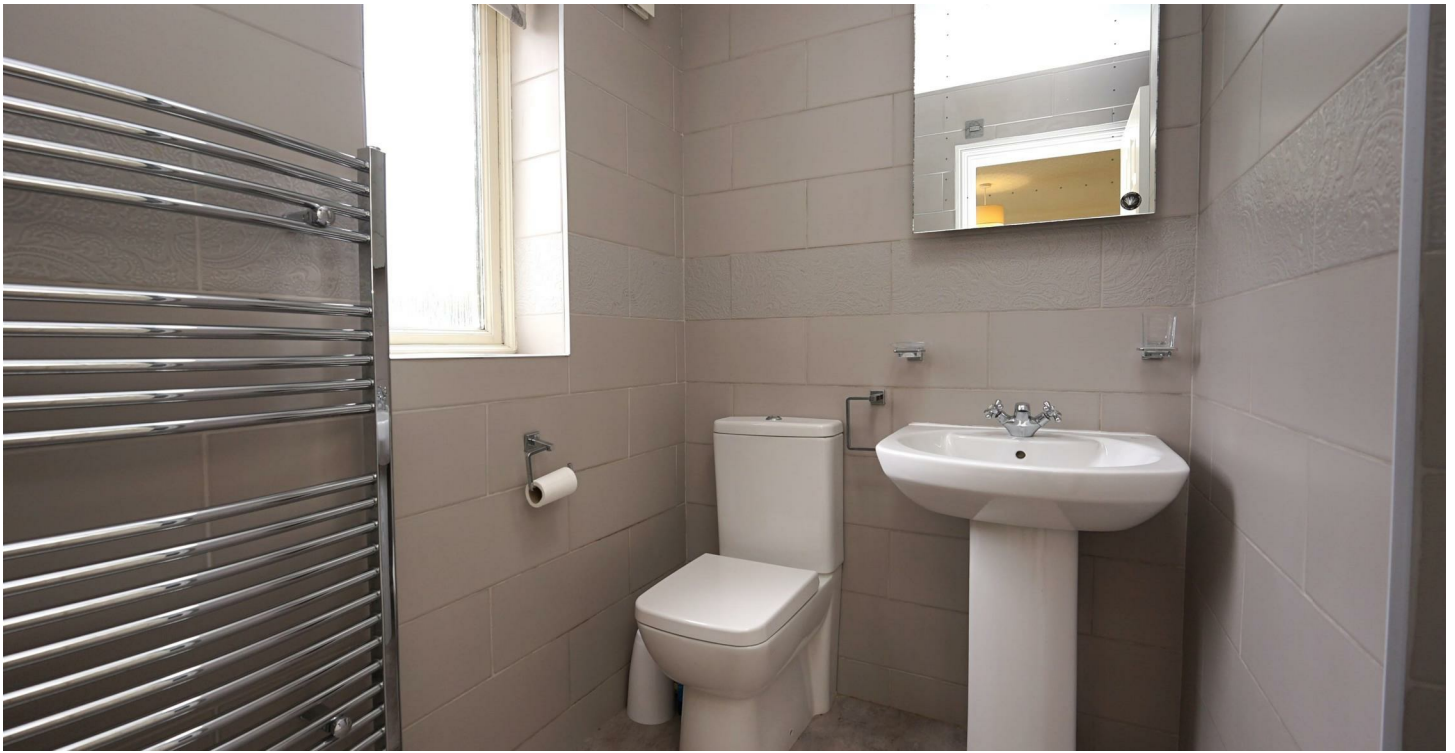
5'10" x 4'5" (1.785 x 1.356)

Bedroom Two

9'9" x 7'8" (2.995 x 2.360)

Bathroom

5'4" x 7'9" (1.637 x 2.380)



- Spacious, Modern First Floor Apartment
 - Views Towards the Bay
 - 2 Allocated Parking Spaces
 - Double Glazing
 - Building Insurance £296.50 P/A

- En Suite to the Master
 - Communal Patio
 - Gas Central Heating
- Maintenance Charge - £156.25 pcm
- Council Tax Band - D



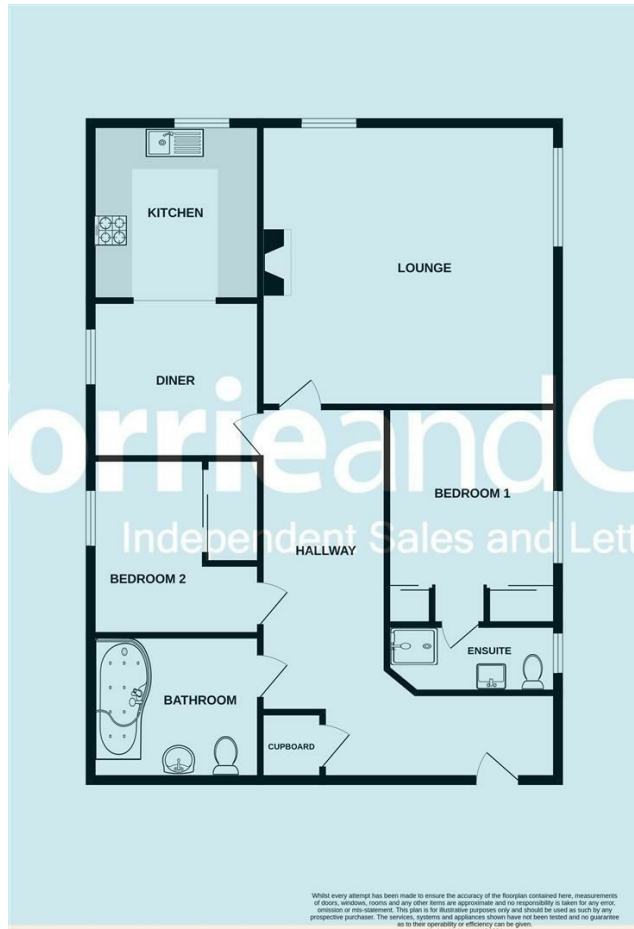
Road Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure CO2/CES

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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