



6 Berners Close

Grange-over-Sands, LA11 7DQ

Guide Price £220,000

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Grange-over-Sands

6 Berners Close is part of a wonderful Victorian (1883) building converted in the late 1990's, situated in a level position from the village shops with terrific views towards Morecambe Bay. This low maintenance property offers the advantage of stunning views, access to the meticulously maintained communal gardens and a designated parking space.

The property is conveniently situated in a level position, just $\frac{1}{4}$ of a mile from the centre of this popular Edwardian Seaside resort. You'll find many amenities close-by such as a railway station, library, post office, shops, cafes/tearooms and a medical centre. Connect with nature in the Park Road gardens, or take a stroll across the cricket field, both at your doorstep. The picturesque Edwardian promenade is located next door to the Berners close complex, offering you the perfect opportunity to enjoy your morning coffee at the Promenade Café while admiring views out to the bay.





Accommodation

The private and secure entrance door opens to:

Ground Floor Shared Entrance Hall

A lift or stair access to the first and second floor is available for your convenience. A door opens up to the beauty of the exquisite communal gardens, which offer enchanting views out to the bay. The building and communal areas are shared among 13 flats and one bungalow, enhancing the sense of a community at Berners close.

Private Entrance Hall

A spacious, 'L' shaped Hallway welcomes you with a window to the side, allowing natural light into the space, while a generously- sized cloaks cupboard offers ample storage. The elegance of the hallway is accentuated by the ceiling with recessed spot lights, creating a warm and inviting ambience.

Kitchen

12'11" x 9'8" (3.96m x 2.95m)

Within your apartment, step into the well- proportioned dual aspect kitchen. The front window offers breath-taking views over the attractive communal gardens to the stunning expanse of Morecambe Bay. The kitchen boasts a good range of painted walls and base units, complimented by a sleek stainless steel sink unit. Elevate your wine collection organisation with the sophisticated wine shelf display, maximising space efficiency and adding a touch of elegance to your home décor. For added convenience, you'll also find a dishwasher, washing machine, upright fridge freezer, stainless steel electric oven, and gas hob with extractor over.





Dining Area

10'5" x 7'10" (3.20m x 2.41m)

Experience the pleasure of a breakfast bar seamlessly integrated with the beautifully designed kitchen, offering a captivating view through the front window of the charming bay. With abundant space for a dining table and chairs, you'll have the ideal setting to relish meals and cherish special moments. The dining area could also be partitioned off from the kitchen to create a 2nd bedroom or office with minimal work.

Living Room

19'10" x 12'11" (6.07m x 3.96m)

The impressive living area is graced with a wonderful window and cosy window seat, offering breath taking panoramic views over the grounds of Berners Close towards Morecambe bay and the stunning coastline as a mesmerizing background drop. The living area is spacious and bright, presenting endless decorating possibilities and offers both space for a lounge area and dining area if required.

Shower Room

Discover the tastefully designed bathroom, featuring a three-piece suite that includes a low flush WC, pedestal wash hand basin, and a double shower enclosure. The space is adorned with complementary tiling, and a Velux roof window to brighten the space.

Master Bedroom

16'0" x 9'10" (4.88m x 3.02m)

The double bedroom showcases a high-level deep display window sill, offering scenic views and a unique touch to the space. It also features a built-in double wardrobe with fitted mirrors, providing ample storage and reflecting natural light to create a bright and open atmosphere. Recessed ceiling spotlights create a cosy environment and the tastefully designed fitted bedroom furniture compliment the overall décor.

En-Suite Bathroom

Attached to the bedroom is the generous en-suite, which features a three-piece white suite that includes a relaxing bath, a classic pedestal wash hand basin, and a convenient low flush WC. There is a Velux which brings an abundance of light and elegant complimentary tiling, creating an inviting atmosphere.





Directions

From Kendal take the A590 signpost towards Grange-over-Sands. Then take the B5277 through Lindale and on entering the town, proceed up Main Street keeping left at the mini-roundabout onto the Esplanade. A short distance away, on the left, you will see the gardens and bandstand on Park Road. Park Road will then merge into Kents Bank Road, where you will see the entrance to Berners Close' on the left. Turning into the impressive gateway, keep left with parking spaces to be found available on the left hand side.

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Communal Amenities

There is also an outside cellar made available to each property for storage efficiency, as well as water and electric meters.

Outside

Fastidiously maintained communal gardens and lawn (available to residents) with views to Morecambe Bay and the extensive

coastline beyond. Parking: 1 designated parking space plus visitor parking available.

Services

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

Tenure

Leasehold. 990 years from 1998. Monthly service charge of £368.06 which is reviewed annually. Freehold is owned by the management company which each property owner being a shareholder.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps.

Council Tax Band

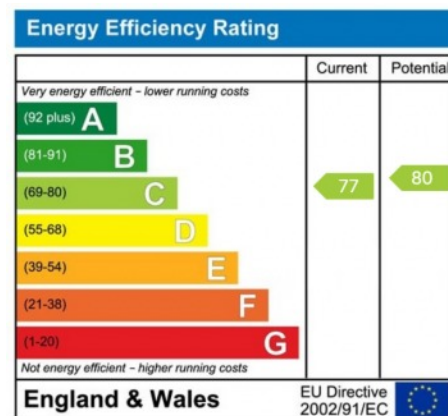
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6 BERNERS CLOSE, GRANGE-OVER-SANDS, CUMBRIA



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.