



PRICE £190,000

**THE MAISONETTE, 4 DEVONSHIRE PLACE,
KENTS BANK ROAD, GRANGE-OVER-SANDS,
CUMBRIA, LA11 7HF**

An immaculately presented and fully renovated maisonette situated on Kents Bank Road providing a fabulous central location with a wide range of local amenities nearby. A perfect permanent or secondary home.



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Permit
supplied



DIRECTIONS

What3words – soonest.trial.sensible

LOCATION

The property is situated within the town centre of the popular Edwardian seaside resort of Grange over Sands and sits within a parade of shops which formed the former Co-op building. Ideally located to allow access to a wide range of amenities including nearby butchers, convenience stores and cafes, the property also allows access to the ornamental gardens accessed off Park Road and picturesque walks alongside the promenade.

DESCRIPTION

The top down restoration includes roof repairs, full exterior re paint and gutters cleared. The rear roof elevation has been totally renewed, including new steel RSJ's & new lintels, within the last ten years. The roofs main, central supporting beam (visible in the loft room but now boxed in, is now a steel RSJ). New, modern, internal doors with brushed steel handles and contemporary brushed steel light switches and sockets have been installed throughout also. All interior woodwork has been meticulously stripped, restored and varnished along with new carpeting and flooring throughout the property. A new larger gas line has been installed to the property, to accept a new central heating upgrade, including a new combi boiler with 'Hive' thermostat controller.

The entrance staircase enjoys individual step lighting installed into the skirting. Coir matting and a new etched overdoor glass with address completes the front door approach.

The property has a permanent, hard drive, permanent, 24 hr, recording security camera installed above the front door with an 8" colour/night vision monitor/screen, located on the first floor landing, alongside a two way telephone system, allowing only wanted visitors to be safely 'buzzed in.'

The lounge/dining room has been renovated and now reveals its original and elegant ceiling, plaster coving, ceiling rose and original deep skirtings and door frame. The room now enjoys an ample three radiators and a new contemporary wall mounted 2KW electric fire, with remote control (warrantied) complemented with a hand cut and oiled, floating, solid oak mantle.

The kitchen has undergone a full upgrade with new units and appliances added, including a wine rack, 60/40 integrated fridge freezer, new gas hob, built in double oven and microwave. (All warrantied). This new spacious and now modern kitchen enjoys plenty of drawer and cupboard storage, along with space for a washer and a dryer. New breakfast bars with six stools, new modern lighting and tiling complete the finish. The kitchen view enjoys stunning views of Morecambe Bay, the Promenade and Park.

A brand new bathroom has been created, including new ceiling, walls and floor, with a modern white and chrome suite and separate shower, all with matching contemporary squared 'waterfall' mixer and mono taps and a close coupled w.c with soft close seat and lid. Two new chrome towel radiators offer ample heat and new stylish tiling with useful alcoves and clever lighting complete the look.

The new bathroom allows the old separate W.C to become a new boot/coat and drying room, which includes a new Victorian style, ceiling pulley, clothes drier and a new pre-programmable thermostatic, electric heater, (warrantied) separate from the central heating system. Access to a smaller, second loft is via this cloakroom.

All bedrooms have undergone re-plastering and modernisation. The master and second bedrooms can easily accommodate a super king size, double bed and the third room easily accommodates a three quarter. The outlook from the master bedroom at the rear, enjoys stunning, panoramic views of Morecambe Bay and across the South Lakes.

The main loft has been fully converted to create a spacious and comfortable room for many uses. Its original wooden beams stripped back and exposed, with new, plastered walls, ceilings and strengthened floor and insulation. The loft room enjoys new easy to maintain laminate flooring and easy access via its own door and staircase with an original handrail reused to complete the look.

TENURE

Leasehold.

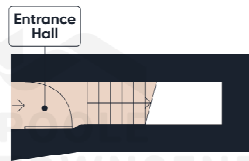
PARKING

The owners are including an SLDC parking permit for 12 months allowing the owner to park in various car parks in Grange and across South Lakeland.

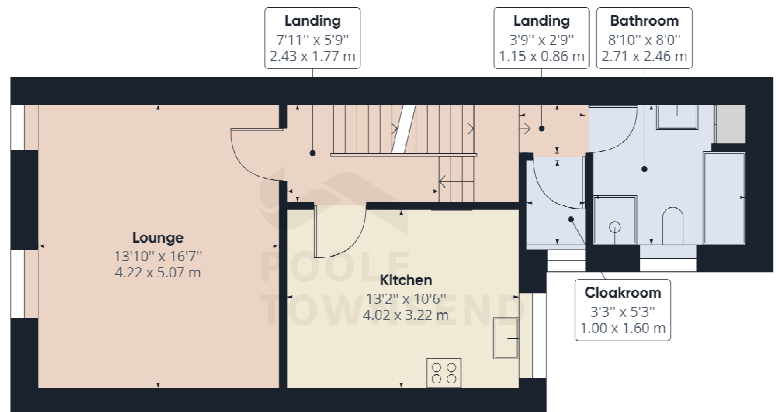
Health and Safety - Please note there are areas of lower head height to the loft room.



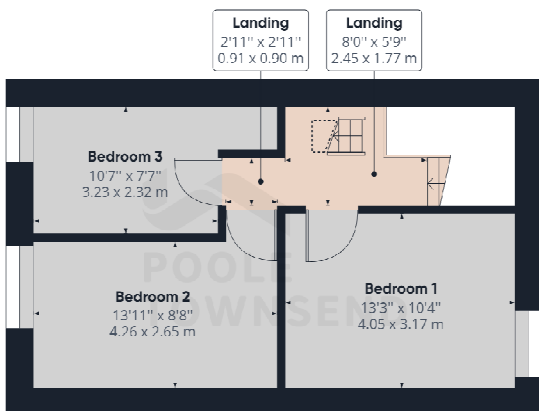
Property layout



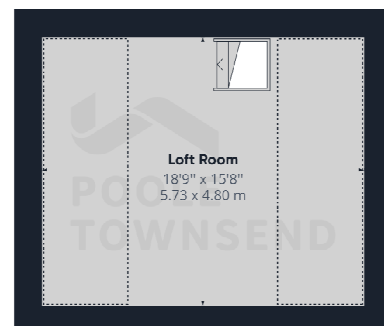
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

Your viewing appointment is on

Additional information

Council Tax Band: B
Local Authority: South Lakeland District Council
Services: mains electric and water
Tenure: Leasehold

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

Visit us at

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The photographs and images used to promote this property have been captured using a combination of a Giraffe 360 camera and/or a DSLR camera with a wide angle lens 10-20mm aperture or standard lens 18-55mm aperture.

Internet connection and speeds are available
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>