

Grange-over-Sands

£190,000

Flat 2, Kents Bank Apartments, 96 Kentsford Road, Grange-over-Sands, Cumbria, LA11 7BB

A lovely 2 Bedroom Lower Ground Floor Apartment, ideal for a variety of buyers with private Patio Garden and Parking for 2 cars, just a stones throw away from the Promenade and Kents Bank Railway Station.

Comprising Open Plan Living/Dining/Kitchen, 2 Bedrooms and Bathroom.

Quick Overview

Ground Floor Apartment - 2 Bedrooms

Open Plan Living/Dining Area - 1 Bathroom

Peaceful, yet convenient location

Close to Railway Station & Promenade

Private Patio Garden

2 allocated Parking Spaces

Well presented throughout

Superfast Broadband

Property Reference: G2999

2	1	1	B	*Superfast Broadband*	*2 Parking Spaces*



Open Plan Living/Dining Area



Open Plan Living/Dining/Kitchen



Kitchen



Bedroom 1

Flat 2 Kents Bank Apartment is a lovely Lower Ground Floor Apartment which is tastefully and neutrally presented throughout and benefits from it own low maintenance private Patio Garden. The Railway Station at Kents Bank is close-by as is the Promenade, for a level walk into town. This property will appeal to a young professional couple/first time buyer,retirees wishing to downsize or second home owners looking for a 'lock up and leave'

A very useful ramp leads from the Parking Area down to the Private Patio Garden. The glazed uPVC front door leads into the Open Plan Living/Dining Area with ample space for both Living/Dining Furniture and through to the Kitchen which has an attractive range of cream wall and base cabinets with chrome handles, complementary work-surface with under unit lighting, part tiled walls and floor. Single drainer stainless steel sink unit, built-in oven and hob with cooker hood over. Space for fridge and freezer. From the Living Area there is access to the Inner Hall/Utility Area with plumbing for washing machine. Door to Bathroom having a 3 piece white suite comprising corner bath, pedestal wash hand basin and WC. Tiled floor, part tiled walls and chrome ladder style radiator.

Bedroom 1 is a well proportioned double Bedroom to the rear of the Apartment with side window and fitted wardrobes with sliding doors. Bedroom 2 is a smaller double room with a front aspect into the Patio Garden and storage cupboard housing the wall mounted gas central heating combi boiler.

Outside the Private Patio Garden is mainly gravelled with semi-circular area of lawn and raised borders stocked with small shrubs. Ample space for Garden Store. Communal Drying Area and Bin Store. There is allocated Parking for 2 cars plus Visitor Parking

Internal inspection is strongly recommended to appreciate this lovely Apartment.

Location: Conveniently located a short walk from Kents Bank Railway Station and the picturesque, level, mile long, Edwardian Promenade which provides a level walk into the town where amenities such as Medical Centre, Post Office, Library, Primary School, Café, Shops and Tea Rooms can be found. Kents Bank is situated on the outskirts of Grange over Sands, approximately 2 miles from the town centre. Grange is approximately 20 minutes from the M6 motorway and a similar distance from the base of Lake Windermere.

The village of Cartmel is approx 2 miles away and is renowned for the world famous steeplechase meetings, the highly prized L'Enclume restaurant and Sticky Toffee Pudding! The village boasts impressive historic architecture including the 12th Century Priory and Gate House. With Public Houses, Eateries, Coffee Shops, Bistro and a handful of eclectic shops it is easy to see why the village has gained such a popular reputation.

To reach the property proceed out of Grange over Sands along The Esplanade in the direction of Allithwaite. Proceed up Risedale Hill past the pink nursing home on the right. Take the left turning after 'Oversands View' into Carter Road and follow the road around into Kentsford Road. Proceed down the hill and upon nearing the Railway Station, Kents Bank Apartments can be found shortly on the right hand side.

What3words: https://what3words.com/pyramid.rear.gladiator

Request a Viewing Online or Call 015395 32301

Accommodation (with approximate measurements)

Living/Dining Area 20' 4" max x 15' 1" max & 12'4" min (6.2m max x 4.6m max & 3.79 min)
Kitchen 12' 5" x 3' 8" (3.78m x 1.13m)
Bedroom 1 12' 1" x 12' 5" (3.68m x 3.78m)
Utility Room
Bathroom
Bedroom 2 12' 7" x 7' 4" (3.84m x 2.24m)

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

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated 1st August 2007. Vacant possession upon completion.

Note: The property can only be used as a Single Private Dwelling. Holiday Lets are not permitted but Assured Shorthold Tenancies are permitted.

Service Charge: The Service Charge for Mar 26 - Feb 27 is £205.00 per month and covers the maintenance of the communal area, external lighting and building insurance.

Conservation Area: This property is located within the Grange-over-Sands Conservation Area.

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £725 - £775 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 2



Bathroom



Patio Area

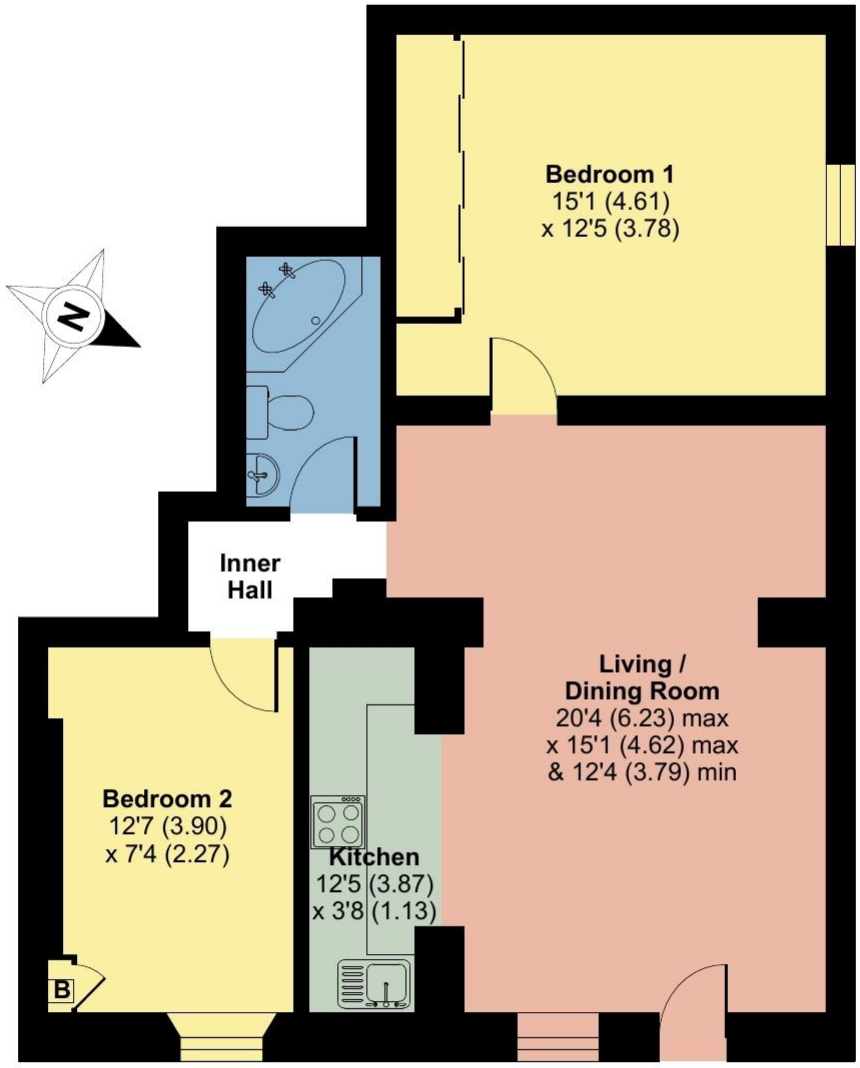


External

Kentsford Road, Grange-Over-Sands, LA11

Approximate Area = 737 sq ft / 68.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hackney & Leigh. REF: 1205848

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