



2 Burnage Court, Hampsfell Road
£125,500



2 Burnage Court

Grange-Over-Sands

A well proportioned first floor apartment centrally located within the popular town of Grange-over-Sands where the many amenities include shops, cafes, a post office, butchers and the railway station.

The seaside town has good bus route links and is within easy reach of the Lake District National Park and the M6.

Welcome to this 2 bedroom apartment situated on the first floor in the heart of the charming town of Grange-over-Sands. Boasting a prime location with easy access to local amenities and transport links, this property offers a convenient and comfortable urban lifestyle.

Upon entering the apartment, you will find the entrance hall which then leads up to the main landing where you access a bright and spacious open plan living area, perfect for both relaxing and entertaining. The double glazing and gas central heating ensure a warm and welcoming ambience throughout the property, providing a cosy retreat from the bustling town outside.

The accommodation comprises two generously sized double bedrooms, offering ample space. The three-piece suite shower room provides practicality and convenience. For those seeking a technology-enabled lifestyle, this property offers fast internet speeds, catering to the demands of remote work or leisurely browsing. Whether you are a professional working from home or a tech-savvy individual, this feature enhances the overall living experience.

The location of this apartment further enhances its appeal, with excellent road links providing easy access to the renowned Lake District National Park, renowned for its stunning natural beauty and outdoor recreational opportunities. Offered with no upper chain, this property presents a hassle-free buying opportunity, ideal for first-time buyers, investors or those looking to downsize. Take advantage of the vibrant town centre with its array of shops, cafes and restaurants at your doorstep.

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX currently **BAND A**

TENURE

FREEHOLD Subject to the lease of Flat 1 Burnage Court which is a 999 year lease dated 12/03/1986.

DIRECTIONS

From the Grange office take a left on Main Street followed by a right onto Pig Lane to find Burnage Court on the right.

FIRST FLOOR**ENTRANCE HALL**

3' 1" x 2' 11" (0.94m x 0.90m)

SECOND FLOOR**LANDING**

14' 9" x 10' 4" (4.50m x 3.15m)

OPEN PLAN LIVING AREA

18' 2" x 14' 8" (5.53m x 4.48m)

BEDROOM

11' 9" x 11' 8" (3.59m x 3.55m)

BEDROOM

11' 5" x 8' 5" (3.48m x 2.57m)

SHOWER ROOM

7' 9" x 6' 10" (2.35m x 2.08m)



- First floor apartment in the heart of Grange-over-Sands
- Open plan living with modern fitted kitchen
- Two double bedrooms
- Easy access to local transport services
- No upper chain
- Council Tax Band A
- Double glazing and gas central heating
- Road links to the Lake District National Park
- Three piece suite shower room
- Fast internet speeds

WHAT3WORDS:subject.paved.motored

Council Tax band currently A

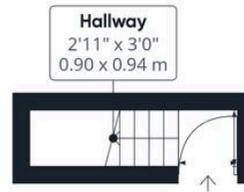
Tenure: Freehold

EPC Energy Efficiency Rating: D

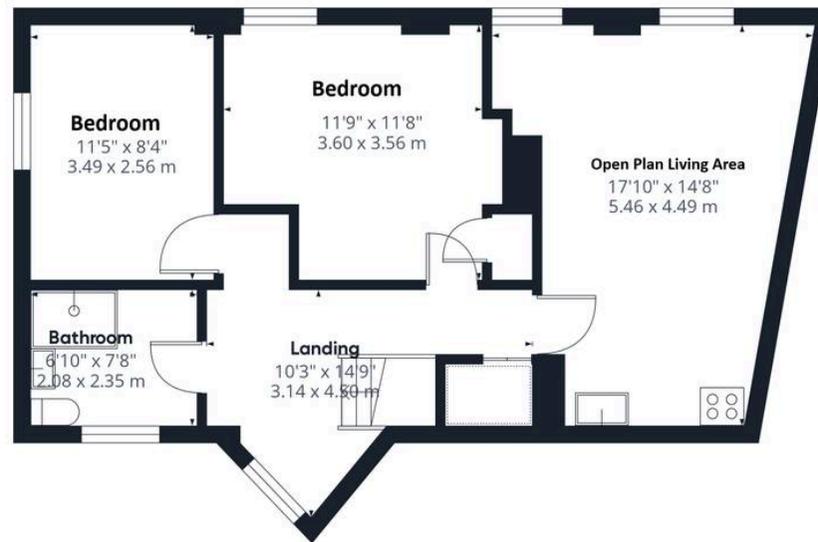
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

611.7 ft²

56.83 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

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