

Grange-over-Sands

Offers Over £140,000

4 St Charles Court, Albert Road, Grange-over-Sands,
Cumbria, LA11 7EZ

4 St Charles Court will have a broad appeal - and chain free too! From first time buyers looking to get a foot on the property ladder, investors, retirees who are not ready for sheltered accommodation to those looking for the elusive town centre bungalow. This property should not be disregarded - It is a super alternative with a much more reasonable price tag!

This Ground Floor Apartment is freshly decorated throughout with attractive 'oak' doors and spacious, dual aspect Lounge/Dining Room modern Kitchen, 2 Bedrooms and Bathroom. There is also a front and rear entrance, both with just one step so ideal for those with some limited mobility. This low maintenance, hassle free property boasts a super convenient location just a hop skip and jump from the amenities of the town.

No Upper Chain

2	1	1	C	*Ultrafast Broadband*	*Parking Space*

Quick Overview

Ground Floor Apartment
2 Bedrooms
Modern Kitchen
Freshly and neutrally decorated
Excellent, convenient location
Gas central heating and Double Glazing
Garden area
Parking space
No upper chain
Ultrafast Broadband

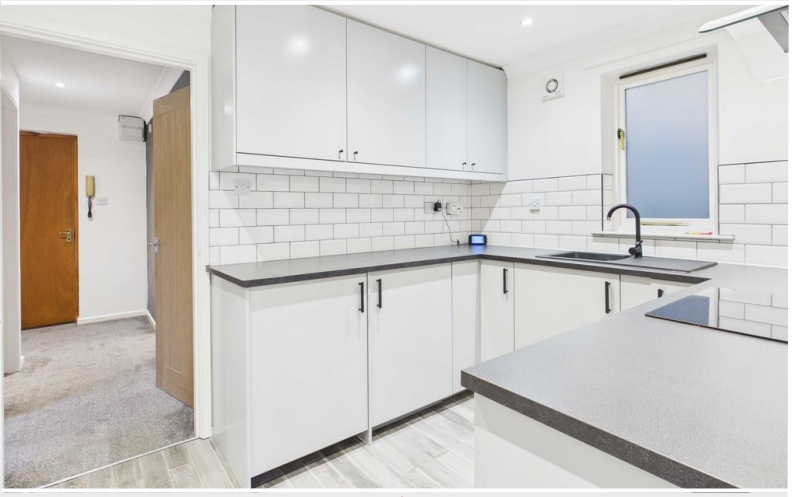
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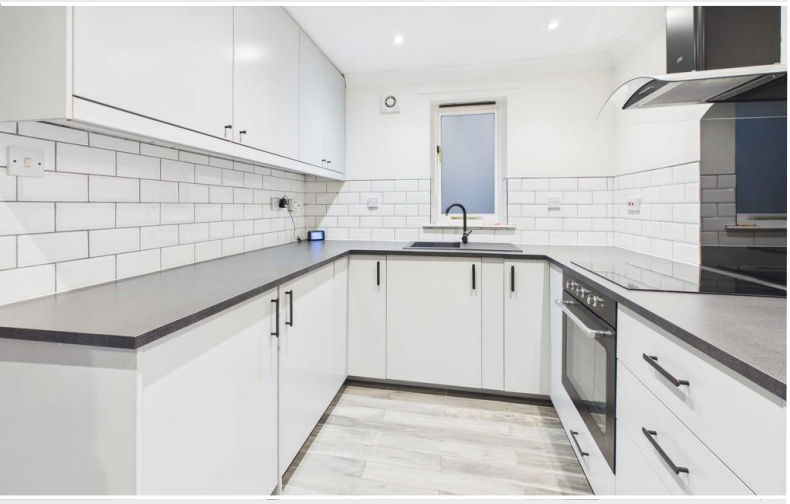
Lounge/Dining Room



Lounge/Dining Room



Kitchen



Kitchen

If entering from the rear aspect the communal Entrance Hall has a private door directly in to No. 4. The Hallway has a very useful and extremely large storage cupboard which houses the gas central heating boiler and gives access to Bedrooms, Bathroom and is open to the Kitchen and Lounge.

The Lounge/Dining Room is generously proportioned with ample space for living and dining furniture. Side window and French doors to the front. Wall mounted electric fire. The Kitchen is bijou but perfectly formed with frosted side window. Open to the Lounge/Dining Room and furnished with a range of soft grey wall and base cabinets with built in sink, induction hob and electric oven. Integrated fridge and freezer.

Bedroom 1 is a well proportioned Double with side aspect and bank of attractive floor to ceiling wardrobes. Bedroom 2 is a roomy Single Bedroom with side aspect. The Bathroom has a white suite comprising 'P' shaped bath with shower over, pedestal wash hand basin and low flush WC.

Externally to the side of the property is an area of Garden which is a real bonus. Currently with a flagged pathway and some plantings, a lovely area ideal for those with green fingers! There is a private Parking space to the front of the property.

Location Conveniently situated close to the town centre which boasts amenities such as Medical Centre, Library, Post Office, Railway Station, Shops, Cafes/Tea Rooms and of course the mile long, level, picturesque Edwardian Promenade, Band Stand and Ornamental Gardens.

To reach the property proceed up Main Street turning right at the mini roundabout into the short one way system. At the crossroads turn left into Kents Bank Road and the first left into Albert Road. 4 St Charles Court can be found shortly on the right hand side.

What3words: useful.lavished.interlude

Accommodation (with approximate measurements)

Hallway
Storage Cupboard 6' 4" x 2' 10" (1.95m x 0.88m)
Lounge/Dining Room 18' 4" x 11' 6" max (5.60m x 3.52m max)
Kitchen 9' 11" x 8' 0" (3.04m x 2.44m)
Bedroom 1 11' 3" x 8' 0" (3.44m x 2.45m) plus wardrobes
Bedroom 2 7' 0" x 6' 6" (2.15m x 1.99m)
Bathroom 7' 0" x 6' 4" (2.14m x 1.95m)

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

Tenure: Leasehold. Subject to a 999 year lease dated 28/08/1991.

Council Tax: Band B. Westmorland and Furness Council.

Managment Charges / Notes: The Ground Rent and Service Charge is £550 per annum which includes buildings insurance, internal lighting and maintenance of the communal areas. No upper chain.

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £700 - 725 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations: 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 1



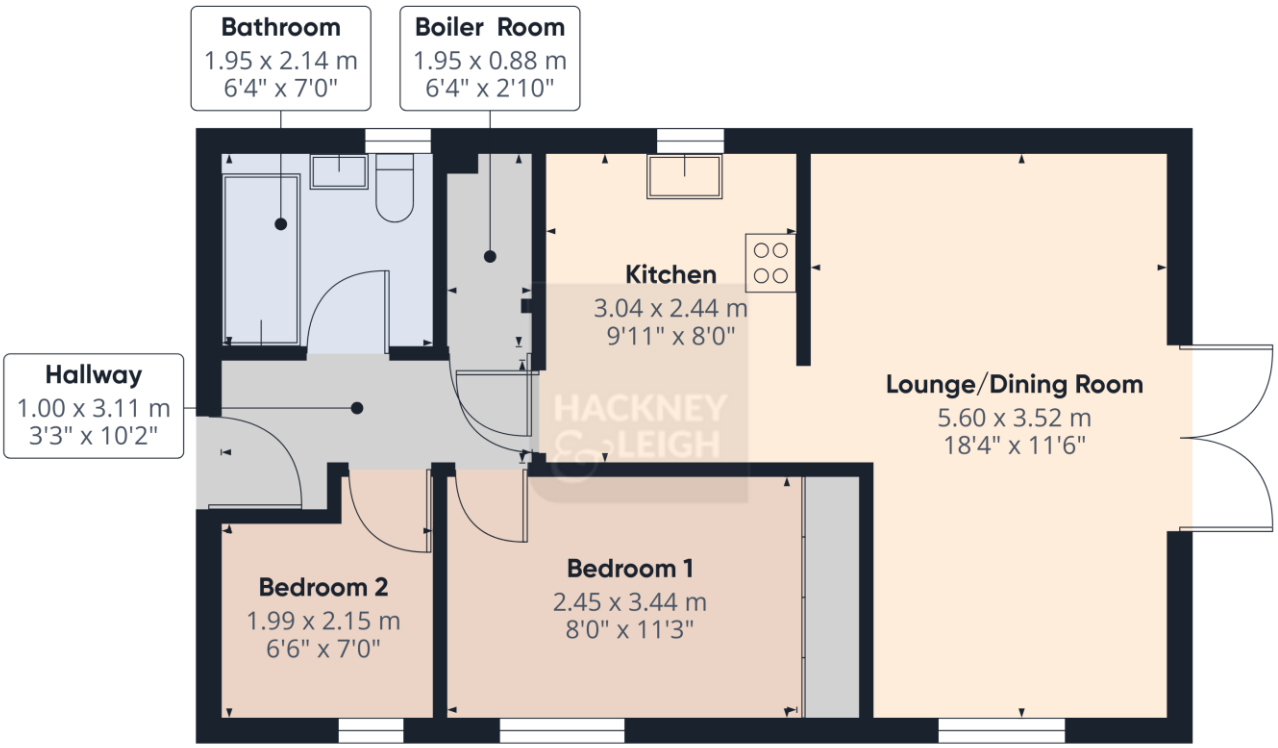
Bedroom 1



Bathroom



Garden



W N S E

Approximate total area(1)

50.1 m²
539 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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