



## Grange-over-Sands

£145,000

Flat 2 Kentholme, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7EY

This great chain free Apartment is all about location! Tucked away quietly and privately but just a stones throw from the town. Potentially a perfect alternative to the elusive 'town centre bungalow' with just a handful of external steps this could be the compromise.

Perhaps now in need of a little 'tlc' here and there which is often appealing to buyers, this property is ideal for first time buyers looking to get on the ladder or downsizers who are looking for the convenience and close proximity to the amenities.

This has been a much loved home since 1991 and boasts double glazing, gas central heating and well proportioned rooms.

A major plus is the outdoor space - a very private, sunny and spacious paved patio area with ornamental pond, useful storage sheds and pretty, well established plants and shrubs. Parking is roadside but annual passes are available with the nearest car park being very close by, in fact, just over the road!



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Ultrafast  
Broadband



On Road Parking  
or Car Park

### Quick Overview

Excellent situation close to the centre of town

Private location

Sunny, private outdoor space

An super alternative to a town centre  
bungalow

Opportunity to update

Access lane to Fernleigh Road

Double glazing

Gas central heating

No upper chain

Ultrafast Broadband

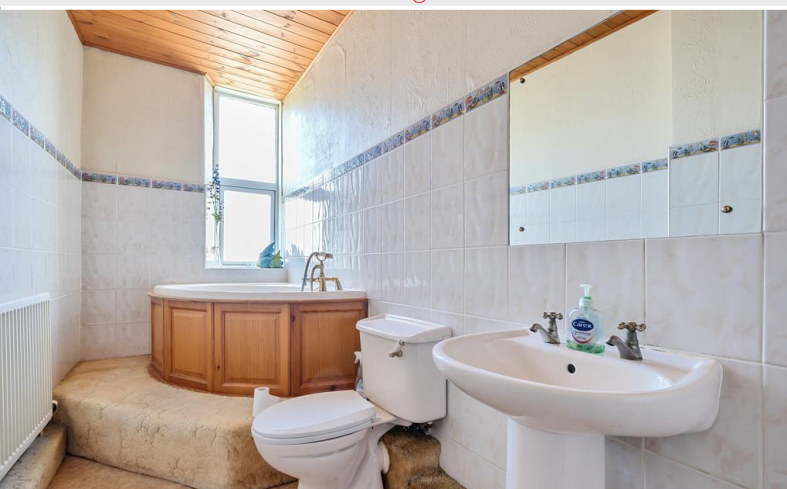
Property Reference: G3115



Lounge



Lounge



Bathroom



Bedroom

From Kents Bank Road, several steps lead up the the Patio Area with access to the uPVC front door which opens into the useful Porch with door into the spacious dual aspect Lounge with large walk-in bay window and high ceiling. Door to Hallway with dado rail, access to further rooms and storage cupboard at the end. The Bathroom has a frosted side window and 'champagne' suite comprising raised corner bath, WC and pedestal wash hand basin. The Bedroom is a well proportioned double with side window and range of fitted furniture. The Breakfast Kitchen has space for a small table, side window and is furnished with a range of older style wall and base cabinets with stainless steel sink. Space for freestanding oven and under-counter fridge. Plumbing for washing machine.

Outside is a sunny, very spacious and private paved Patio which looks on to the ornamental pond and some very pretty and well established plants and shrubs. Two small but very useful stone stores. Large timber shed included in the sale. Access gate to the rear to a private lane leading to Fernleigh Road.

Access through the entrance gate to the side of 'Em J's' hair salon and yard is shared with Flat 1 and 'Em J's'.

**Location** Flat 2 Kentholme enjoys an excellent position with level access to most of the amenities within the town. Grange is well served with Medical Centre, Library, Post Office, Primary School, Railway Station a range of local Shops, Cafes & Tearooms and of course the picturesque mile long Edwardian Promenade, Ornamental Gardens and Bandstand. Approximately 15-20 minutes from the M6, the town of Kendal and just a little further from the base of Lake Windermere.

To reach the property follow Main Street to the mini clock-tower roundabout and bear right. Follow the short one way street and turn left into Kents Bank Road. Between 'Tesco' and 'Em J's' hair studio is a wrought iron gate, through the gate and straight ahead to the stone steps. The entrance can be found around to the left.

What3words - <https://what3words.co.uk/deals.tend.shrub>

**Accommodation (with approximate measurements)**

**Porch**

**Lounge** 16' 5" max x 14' 6" into bay (5m max x 4.42m into bay)

**Bathroom**

**Bedroom** 13' 3" x 11' 0" (4.04m x 3.35m)

**Kitchen** 11' 5" x 10' 8" (3.48m x 3.25m)

**Outdoor Store**

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

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated 1st July 1995.

**Council Tax:** Band A. Westmorland and Furness Council.

**Lease Responsibilities:** Flat 2 is responsible for paying two thirds of any repairs to the roof, roof timbers, chimney stacks, gutter pipes and other things for conveying rain water from the part of the building hatched red on the title plan. They are also responsible for one third of the cost of maintenance of the yard, gas and water pipes, drain conduits, electricity wires and sewer.

**Material Information:** To the rear of the property beyond the boundary of the property there is an electric sub station.

**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 £600 - £625 per calendar month subject to some upgrading. For further information and our terms and conditions please contact the 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Kitchen



Kitchen



Patio and Stores



Timber Store

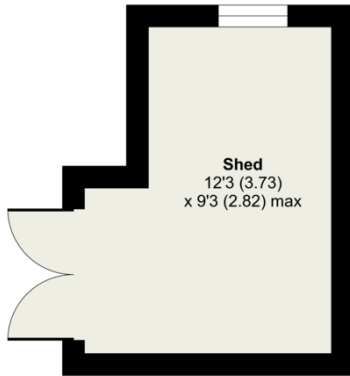
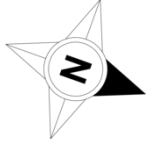
# Flat 2, Kentholme, Kents Bank Road, LA11

Approximate Area = 696 sq ft / 64.6 sq m

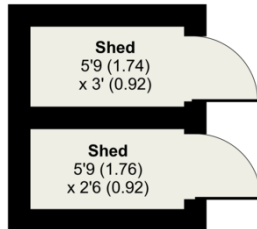
Outbuilding = 133 sq ft / 12.3 sq m

Total = 829 sq ft / 76.9 sq m

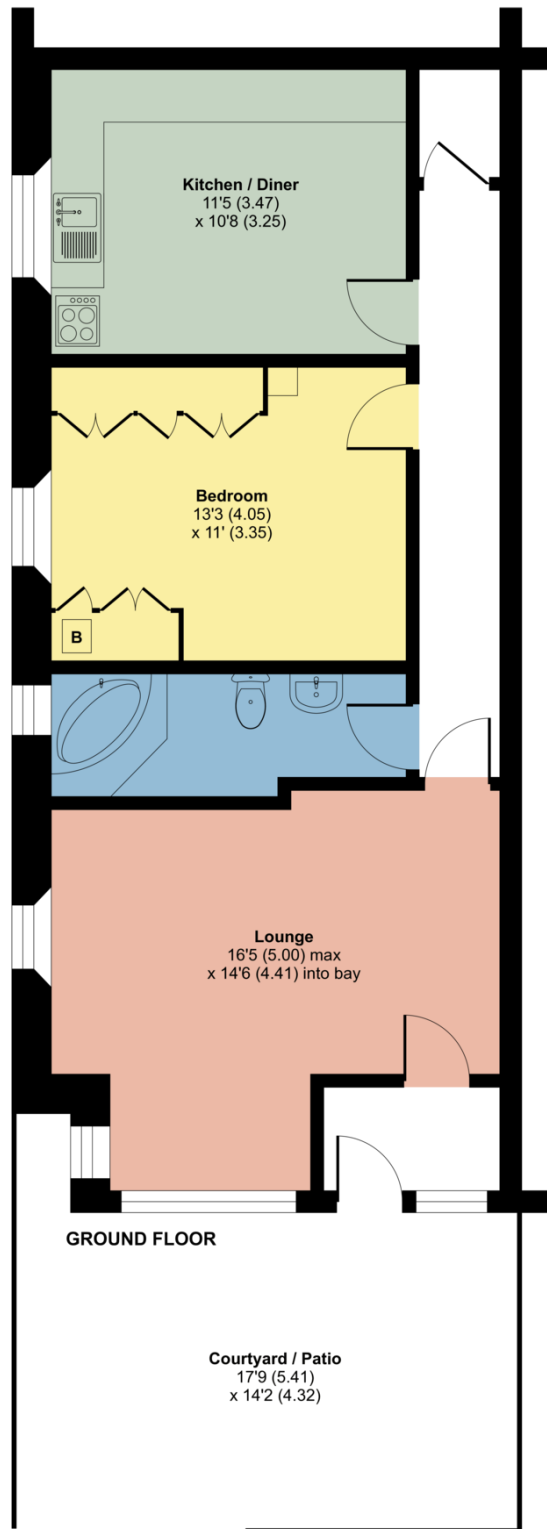
For identification only - Not to scale



OUTBUILDING 3



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2025. Produced for Hackney & Leigh. REF: 1310374

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