



3 Cardrona Court, Grange-Over-Sands
£225,000



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Grange-Over-Sands, Grange-Over-Sands

A well proportioned ground floor apartment with partial views pleasantly situated within Grange-over Sands where shops, cafes, a post office, a butchers, banks and the railway station amongst the many amenities available there. The seaside town is served by Grange-over-Sands and Kents Bank railway stations and has good bus route links.

Situated within a sought-after residential area, this ground floor apartment presents a harmonious blend of style and comfort. Boasting two commodious bedrooms, this property offers an abundance of space ideal for a range of lifestyles.

Upon entering, you are greeted by a stunning porch and entrance hall which leads to a fully fitted kitchen, complete with modern fixtures catering to culinary enthusiasts. The sitting dining room, enhanced by the warmth of a corner multi-fuel stove, providing an inviting ambience for relaxation and entertainment can be found to the left at the bottom of the hallway.

The accommodation unfolds to reveal two generously sized double bedrooms, one of which features a built-in wardrobe with an elegant Oak fronted door, offering practical storage solutions. The second bedroom conveniently provides access to the Jack & Jill bathroom, a luxurious sanctuary featuring a three-piece suite and underfloor heating.

Subtle touches of luxury continue throughout, with a privatised garden securing intimate outdoor space for moments of tranquillity. The garden has a well kept lawn, stocked planted beds and a paved patio seating area with space for garden furniture. The convenience of garage parking and off-street parking ensures seamless vehicular arrangements for residents.

- Well presented ground floor apartment
- Stunning sitting dinning room with a corner multi fuel stove
- Fully fitted kitchen
- Two double bedrooms with one having a built in wardrobe with Oak fronted door and the other having access to the Jack & Jill bathroom
- A three piece suite Jack & Jill bathroom with underfloor heating
- Beautiful private garden
- Garage parking and off street parking
- Easy access to local amenities
- Close to local transport services
- Great access to the M6 Motorway and the Lake District National Park

Council Tax band: Currently B

Tenure: Leasehold

SERVICE CHARGE: £1,200 a year

GROUND RENT: £30 a year

EPC Energy Efficiency Rating: E

DIRECTIONS

From Grange take the B5277 towards Allithwaite, pass Oversands View development on the left and take the next left into the entrance signposted for Cardrona Court (prior to Carter Road).

WHAT3WORDS:relaxed.once.supported





GROUND FLOOR

PORCH

8' 0" x 5' 2" (2.45m x 1.57m)

INNER HALLWAY

17' 0" x 5' 0" (5.17m x 1.53m)

SITTING DINING ROOM

16' 0" x 15' 4" (4.89m x 4.67m)

KITCHEN

11' 1" x 6' 2" (3.38m x 1.89m)

BEDROOM

14' 7" x 10' 1" (4.45m x 3.07m)

BEDROOM

13' 8" x 10' 8" (4.17m x 3.25m)

BATHROOM

11' 11" x 5' 3" (3.62m x 1.60m)

IDENTIFICATION CHECKS

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SERVICES

Mains electric, mains water, mains drainage



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