



Arnside

£520,000

Apartment 11 The Grange, Knott Lane, Arnside, Cumbria, LA5 0BP

11 The Grange is a wonderful, bright and spacious three-bedroom apartment, boasting spectacular views across the Kent Estuary and surrounded by beautifully maintained communal gardens. Offering generous and versatile living accommodation, the apartment provides plenty of space for both everyday living and entertaining, making it a fantastic home. Equally, its accessible layout and peaceful surroundings make it an ideal choice for those looking to slow down and enjoy a more relaxed way of life.

Quick Overview

- Open Plan Living/Dining Area
- Three Double Bedrooms
- Primary Bedroom with En Suite
- Balcony with Panoramic Views
- Array of Picturesque Walks on your Doorstep
- Close to Transportation Links
- Garage and Off Road Parking
- Peaceful Position
- No Onward Chain
- Ultrafast Broadband 1000Mbps*



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Ultrafast
Broadband*



Garage &
Allocated Parking

Property Reference: AR2708



Bedroom One



Balcony Views



Balcony Views



Bedroom One En-Suite

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Welcome to The Grange, a luxury apartment development, viewed by many as the best Arnside has to offer.

Upon entering 11 The Grange, you are welcomed into a spacious entrance hallway, providing ample room for coats and shoes before leading through into the main accommodation.

To the left is the impressive primary bedroom, featuring two large fitted wardrobes. The bedroom itself is wonderfully bright and spacious with plenty of room for a King Size bed and further furniture to suit, with floor to ceiling windows providing the perfect frame for the fantastic views across the Kent Estuary and direct access onto the balcony. A generous en-suite completes the principal suite, featuring a beautifully illuminated vanity area and luxurious Jacuzzi bath.

Straight ahead from the main hallway is bedroom two, another well-proportioned double bedroom benefiting from fitted wardrobes and its own access onto the balcony.

Continuing along the hallway, you will find the main bathroom to the right, complete with a corner bath and separate full-sized shower. Showcasing elegant tiled walls and floors.

Opposite is bedroom three, a versatile room which would work equally well as a bedroom, home office or study, while still enjoying those spectacular estuary views.

Further along, the apartment opens into the true centerpiece of the home – an exceptional 709 sq. ft. The heart of the apartment is found upon entering the open-plan kitchen, living and dining area. Generous proportions create an incredible space for both everyday living and entertaining, while a wall of windows showcases breathtaking panoramic views across the estuary. Direct access onto the balcony allows the outlook to be enjoyed even further and creates a wonderful connection between the indoor and outdoor spaces.

The kitchen is thoughtfully designed around a central island, incorporating a gas hob with extractor above and a range of drawers and cupboards below. Perfectly positioned, the hob allows you to cook while taking in the stunning views. Further appliances include a tower oven with grill, built-in microwave and integrated fridge/freezer and dishwasher, while an excellent selection of wall and base units provides plenty of storage and worktop space.

Conveniently positioned alongside the kitchen is a practical utility room, providing valuable storage and with a washing machine and an additional fridge/freezer, which is included within the fixtures and fittings.



Bedroom Two





Bedroom Three



Bathroom



Kitchen



Living/Dining Area

Viewings are highly recommended to truly appreciate everything this exceptional apartment has to offer.

Location

Situated in an Area of Outstanding Natural Beauty, boasting some of the most breathtaking sunsets in the area and fantastic walks along the shore-line and Arnside Knott on your doorstep.

Accommodation (with approximate dimensions)

Communal Entrance Security doors lead into the main hallway, with post room, meter cupboard, lift and stairs to all floors.

Bedroom One 14' 5" x 13' 8" (4.39m x 4.17m)

En-Suite 7' 6" x 7' 7" (2.29m x 2.31m)

Bedroom Two 12' 0" x 9' 7" (3.66m x 2.92m)

Bathroom 7' 6" x 11' 6" (2.29m x 3.51m)

Bedroom Three 10' 1" x 13' 5" (3.07m x 4.09m)

Kitchen/Dining/Living Area 29' 3" x 24' 2" (8.92m x 7.37m)

Terrace 6' 11" x 17' 9" (2.11m x 5.41m)

Garage 22' 7" x 9' 4" (6.88m x 2.84m) Lockable garage with electric up and over door.

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1st March 2002. This is subject to a annual maintenance charge which is in the region of £3542 payable in two instalments in April and September. This includes building insurance, upkeep of the communal grounds etc. The Management Company is under the direct control of the apartment owners who employ a professional managing agent. A copy of the lease is available for inspection at the office.

Council Tax Band G Westmorland & Furness

Services Mains gas, water and electricity.

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

Directions From the Hackney & Leigh Arnside office, head along the promenade towards The Albion. Follow the road up the hill and turn right onto Redhills Road. Follow Redhills Road all of the way to where it joins New Barns Road. To the left just prior to this is a small road leading up to The Grange.

What3Words ///carefully.choice.enforced

Disclaimer All permits to view and particulars are issued on the understanding that negotiations are conducted



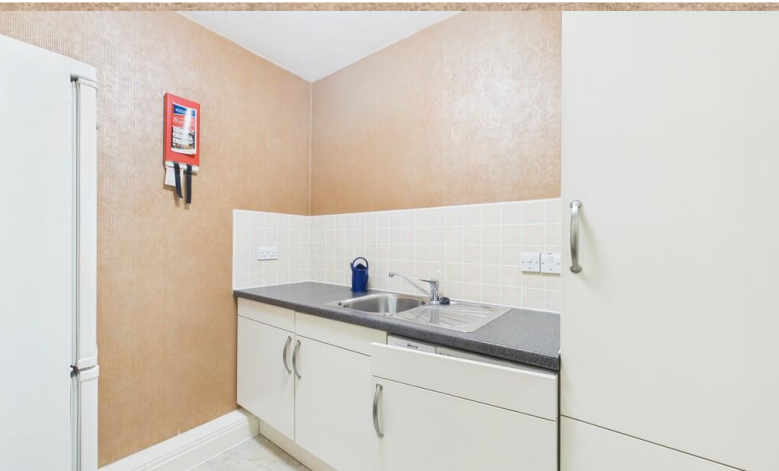
Living Area



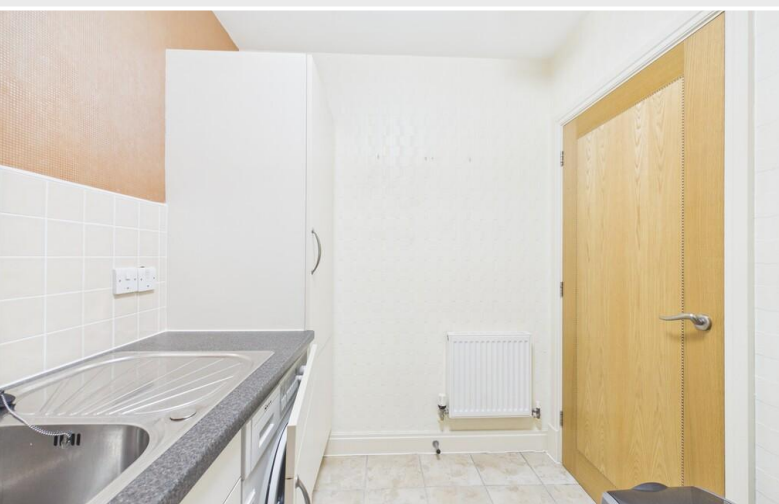
Living Area



The Grange



Utility Room



Utility Room

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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).

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01524 761806** or request
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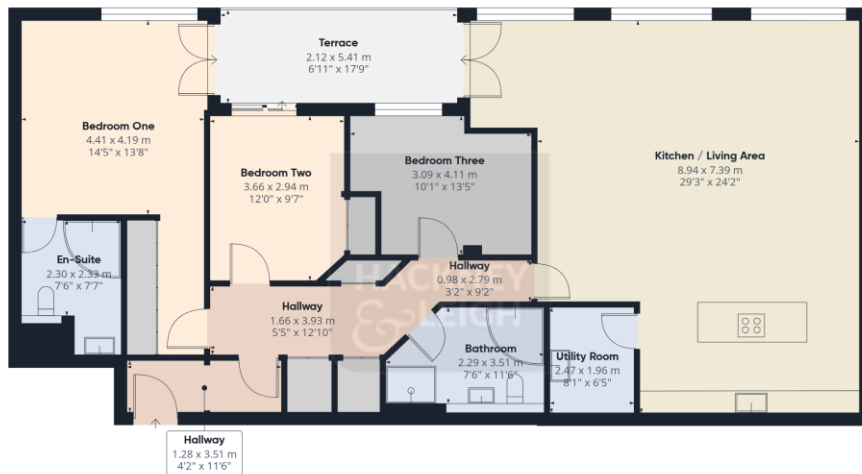
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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



Approximate total area^m
170.8 m²
1839 ft²

Balconies and terraces
11.4 m²
123 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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