

Grange-over-Sands

£200,000

Charnston A, Charney Road, Grange-over-Sands, Cumbria, LA11 6BP

A modern 2 Bedroom First Floor Flat set in an elevated position, enjoying sweeping panoramic views across the town towards Morecambe Bay and the stunning coastline beyond.

Comprising Entrance Hall, Landing, Living Room, Kitchen, 2 Bedrooms and Shower Room. Outside: Parking and Outside Store.

No Upper Chain.

Quick Overview

- Stunning views
- First Floor Flat
- Moden Kitchen and Shower Room
- 2 Bedrooms
- Gas central heating
- Off road Parking
- Walks on the doorstep
- Elevated location
- No Upper Chain
- Ultrafast Broadband

Property Reference: G3199

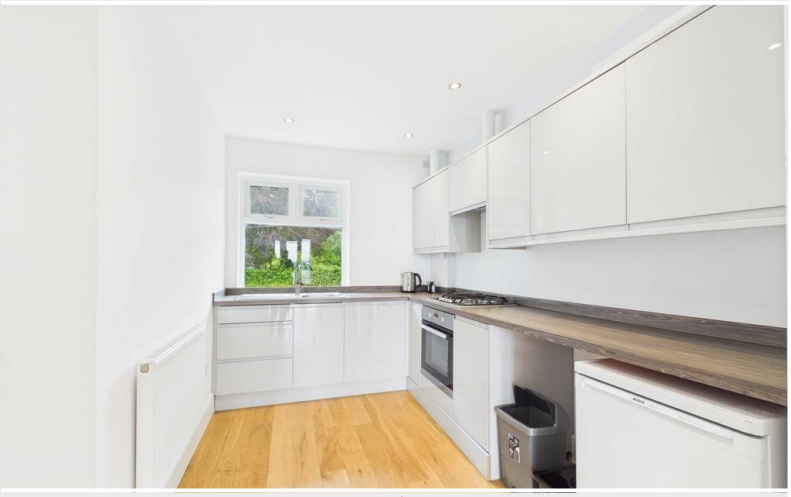
2	1	1	C	*Ultrafast Broadband*	*Off Road Parking*



Sitting Room



Views from Sitting Room and Bedroom 1



Kitchen



Bedroom 1

The entrance door with side window opens in to the Entrance Hall with large storage cupboard and return stairs with side window to the First Floor with engineered 'Oak' floor. The Sitting Room has a continuation of the engineered 'Oak' floor and is a bright, sunny room with uPVC double glazed doors and side windows to the Balcony. An ideal place to sit and enjoy those spectacular far reaching views. A square arch leads in to the Kitchen which looks out on to Charney Road and has an attractive range of grey gloss wall and base cabinets with complementary worktops, up-stands and pop up socket tower. Single drainer stainless steel sink unit. Built in electric oven, 4 burner gas hob and cooker hood over. Space for fridge and freezer. Concealed wall mounted gas central heating combi boiler.

Bedroom 1 is a good sized double room with superb views towards Morecambe Bay and French door with side windows to the Balcony. Bedroom 2 is also a double room with views in to Charney Road. The Shower/Wet Room has a modern 3 piece white suite comprising walk-in shower with waterfall shower and hand held shower spray, recessed circular basin with cupboard under and WC. Complementary part tiled walls and floor and ladder style radiator.

Low maintenance Patio Area with Parking and Outside Store.

Location Charney Road is a popular, leafy, residential road approximately half a mile from the town centre where amenities such as Medical Centre, Library, Post Office, Railway Station, Shops/Cafes and Tea Rooms can be found along with the picturesque Edwardian Promenade. The excellent local Primary School is just down the road and the Secondary School at Cartmel is just 2 miles away. Ideally situated for wonderful walks from the door step with local woodland walks and the top of stunning Hampsfell being only around 20-25 minutes on foot! Approximately 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the foot of Lake Windermere.

To reach the property from Grange Town Centre proceed up Main Street and bear right at the mini roundabout into the one way system. At the crossroads go straight ahead into Grange Fell Road. Go past the Library and proceed up the hill taking the sixth right into Charney Road. Follow the road for approx 400 yards and Charnston A can be found on the right hand side.

What3words:- grumbles.wiggling.quiz

Accommodation (with approximate measurements)

Entrance Vestibule
First Floor Landing
Sitting Room 14' 0" x 12' 2" (4.29m x 3.73m)
Kitchen 10' 7" x 7' 7" (3.25m x 2.33m)
Bedroom 1 11' 6" x 10' 8" (3.52m x 3.27m)
Bedroom 2 10' 5" max x 10' 3" max (3.19m max x 3.13m max)
Shower Room 7' 10" max x 7' 6" max (2.41m max x 2.31m max)
Outside Store

Services: Mains water, electricity, gas and drainage.

Tenure: Leasehold. Subject to a 999 year lease dated the 15 Aug 1984. Vacant possession upon completion.

Note: This property may only be used for Residential Use.

Service Charge & Ground Rent: There is no Ground Rent and Service Charge. Charnston A is responsible for everything above the ground floor for example the roof and gutters. Charnston B is responsible for everything below ground ie the drainage.

Note: Access must be given at all times over the block paved area for Charnston A.

Council Tax: Band B. Westmorland and Furness Council.

Conservation Area: This property is located within Grange Conservation Area.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £750 – £775 per calendar month. For further information and our terms and conditions please contact the Office.

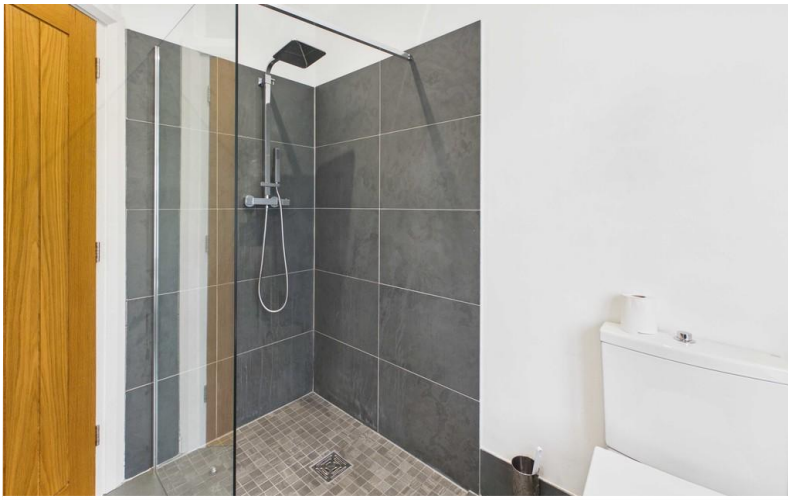
Viewings: Strictly by appointment with Hackney & Leigh.

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

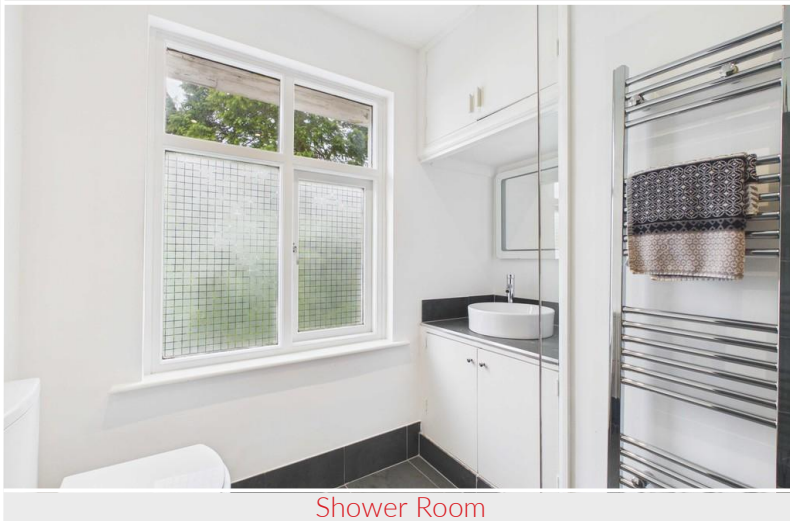
Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £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 2



Shower Room



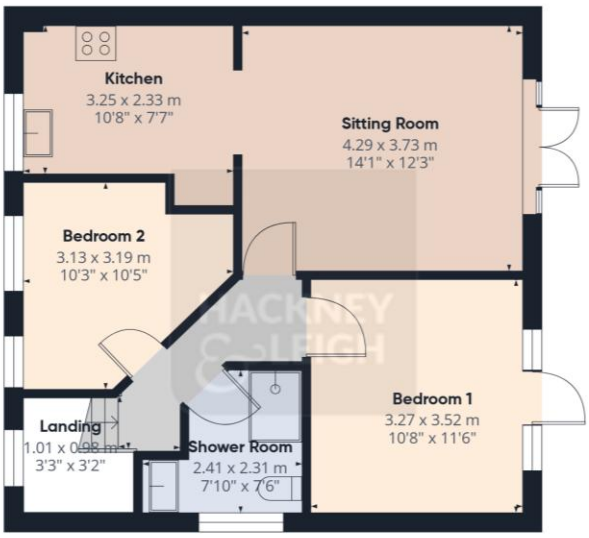
Shower Room



Front Aspect



Floor 0



Floor 1

Approximate total area(1)

57.4 m²

618 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.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 04/06/2026.

Request a Viewing Online or Call 015395 32301