



Flat 3, 2 Methven Terrace, Grange-Over-Sands
£240,000



Flat 3

2 Methven Terrace, Grange-Over-Sands

Occupying a desirable position, this well presented second floor apartment enjoys spectacular views across Morecambe Bay together with bright and spacious accommodation throughout. Conveniently located for the amenities available within Grange-over-Sands, the property offers an excellent opportunity for those seeking a home that combines convenience, comfort and exceptional views.

The accommodation is centred around an impressive open plan living, dining and kitchen space, where large windows frame the far-reaching bay views and create a light and welcoming environment. The layout is well suited to both everyday living and entertaining, while the elevated position makes the most of the outstanding outlook.

The apartment offers two double bedrooms, including a principal bedroom benefitting from ensuite facilities. A separate bathroom serves the remaining accommodation, while the overall layout provides comfortable and practical living space.

Externally, residents benefit from access to communal gardens together with an allocated parking space. Combining stunning views, well presented accommodation and a convenient location, this is an excellent opportunity to acquire a lovely apartment within one of the area's most sought after coastal towns.

- Well presented second floor apartment
- Open plan living, dining and kitchen space
- Stunning views across Morecambe Bay
- Two double bedrooms
- En-suite shower room and separate bathroom
- Bright and airy accommodation throughout
- Allocated parking space
- Communal gardens
- Top floor position
- Convenient location close to Grange-over-Sands amenities

WHAT3WORDS://elevator.meanwhile.finalists

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G





KITCHEN / LIVING AREA

18' 5" x 17' 10" (5.62m x 5.44m)

HALLWAY

10' 10" x 2' 9" (3.30m x 0.85m)

BEDROOM

11' 3" x 10' 3" (3.44m x 3.12m)

EN SUITE

7' 4" x 3' 11" (2.24m x 1.19m)

BEDROOM

12' 11" x 9' 1" (3.94m x 2.77m)

BATHROOM

7' 4" x 5' 11" (2.23m x 1.81m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

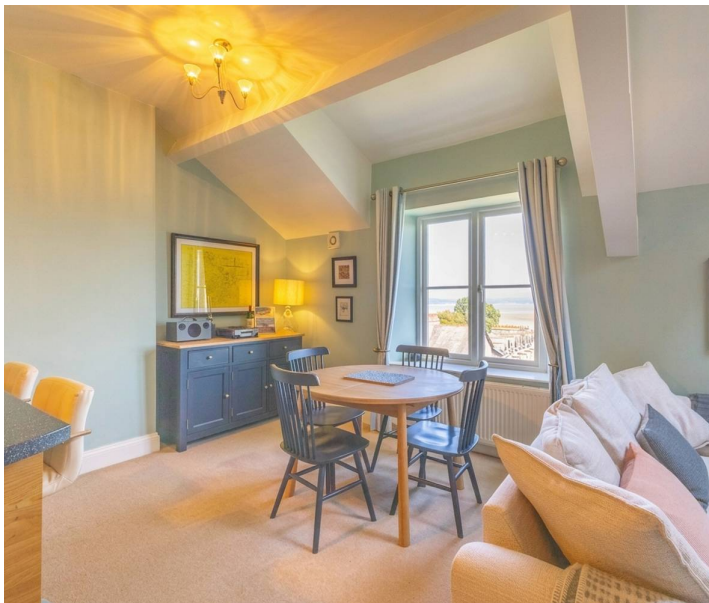
EPC RATING C

COUNCIL TAX BAND currently Band D

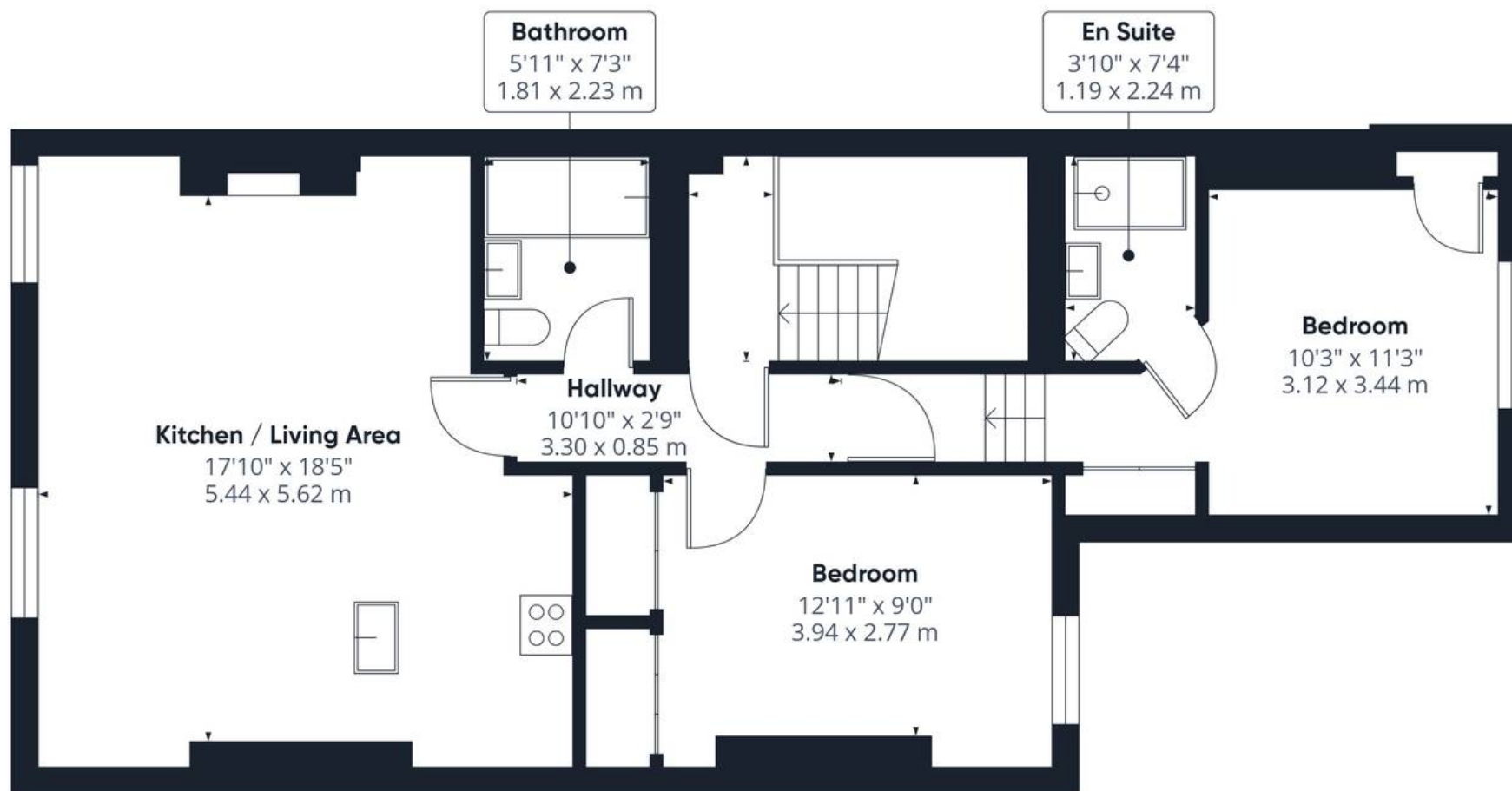
TENURE: LEASEHOLD

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Approximate total area⁽¹⁾

760 ft²

70.5 m²

(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





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