



3 Cardrona Court, Grange-Over-Sands
£215,000



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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 hall way.

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.

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.

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

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

SITTING/DINING ROOM 16' 1" 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

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING E

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX currently Band B

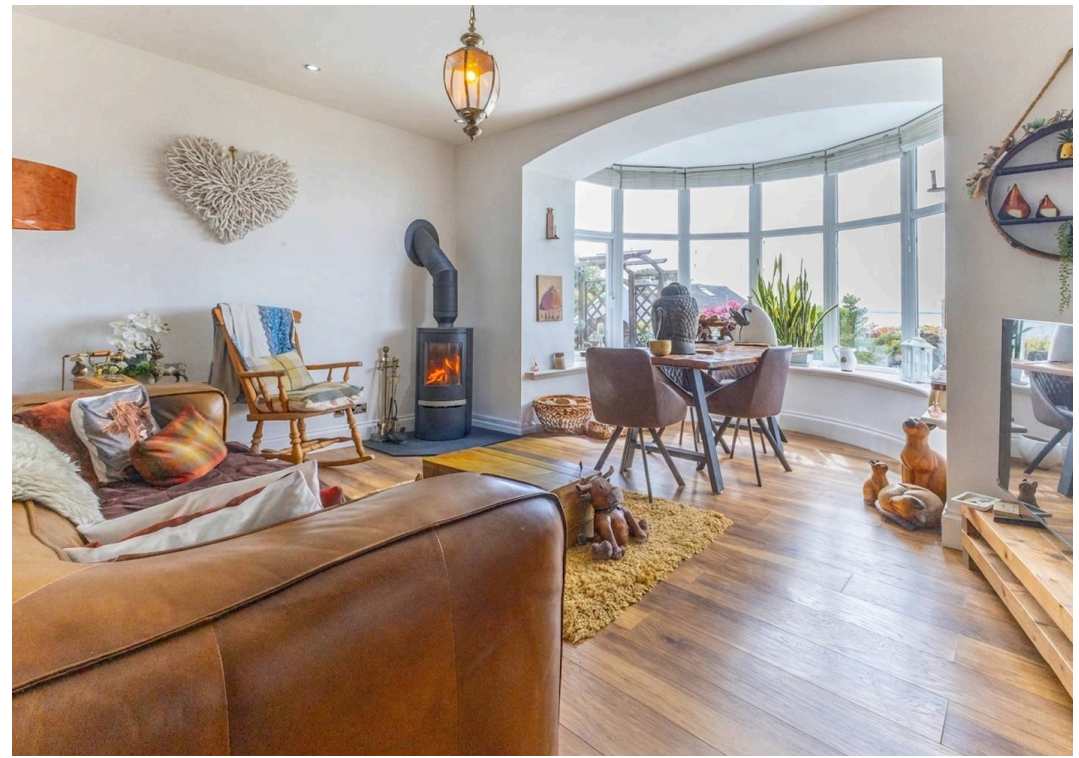
TENURE: LEASEHOLD

DIRECTIONS

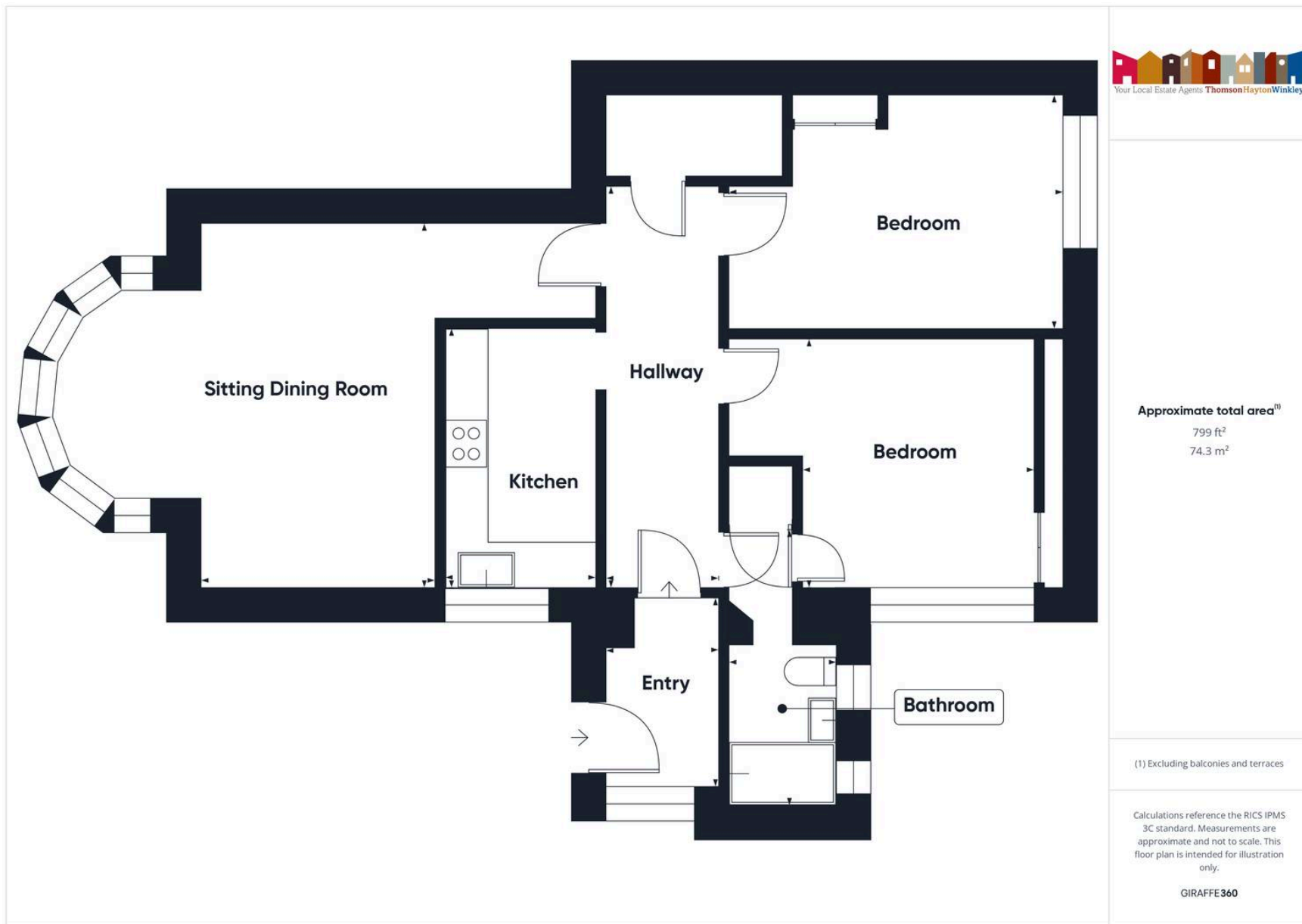
From Grange take the B5277 towards Allithwaite, pass Oversands View development on the left and take the next left into the entrance signposted for Cardrona Court (prior to Carter Road).

WHAT3WORDS:relaxed.once.supported









THW Estate Agents

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