



Grange-over-Sands

£225,000

9 Berners Close, Grange-over-Sands, Cumbria, LA11 7DQ

If you are looking for a well presented, low maintenance, affordable, exceptionally private, chain free Ground Floor Apartment in a very convenient location with ample storage space and beautiful, sunny Courtyard then look no further - they don't come much better than this!

Part of a wonderful Victorian building (original part dating back to 1883) converted and added to in the late 1990's this sought after development is now a mix of enviable, individual apartments. Perfect for those looking to downsize, have a less stressful way of life, be within a stones throw of the medical centre, a short walk to the amenities of town and almost touching distance of the beautiful Promenade. This lovely Apartment is a super alternative to the much sought after Bungalow in town and will not disappoint. The rooms are generously sized and—unusually for this development—you'll enjoy your own private slice of outdoor space: a sunny, enclosed courtyard offering exceptional privacy.

Quick Overview

- Ground Floor Apartment
- Delightful, sunny, private Courtyard
- Well presented
- Superb, convenient location
- High ceilings with cornicing
- Utility Room and Outdoor WC
- Designated Parking Space
- Outdoor Stores
- No upper chain
- Superfast Broadband



2



1



1



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Superfast
Broadband



Designated
Parking Space

Property Reference: G3133



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Bedroom 1

There are a choice of two entrances for 9 Berners Close - either through the private Courtyard and French doors or the main door via the Shared Entrance to No.s 9,10 and 11. The main door opens into the Entrance Vestibule - a useful space for coats and shoes. The Hallway has a coved ceiling and window to the private Courtyard. The Living/Dining Room is a generous room with shelved recess and dual aspect. Ample space for a small dining table. French doors out into the delightful, private, fully enclosed Courtyard. The Kitchen is spacious with a range of light 'oak' wall and base cabinets with integrated dishwasher, fridge and freezer. Built-in electric oven and grill, gas hob and stainless steel sink unit.

Bedroom 1 is a well proportioned Double Bedroom with coved ceiling, dual aspect and fitted wardrobes - view into the pretty Courtyard. Bedroom 2 is a second Double Bedroom with coved ceiling. The Shower Room is tiled with a white suite comprising double shower enclosure, wash hand basin and WC.

The enclosed, private Courtyard is a real plus point to this Apartment - almost a secret feature! Ideal for outdoor dining or evening drinks with friends. Off the Courtyard are 2 useful Stores with light, outdoor WC with small basin and a good sized Utility Room having a base unit with sink and worktop with space and plumbing for washing machine under. Ideal for extra storage if required. There is 1 designated Parking Space plus Visitor Parking. There is also use of communal Cellar Storage as well as the Communal Gardens at the front of the main property which offer commanding views towards Morecambe Bay

Location The property is situated in a level position ¼ of a mile from the centre of this popular Edwardian seaside resort. A short easy stroll from the town centre, with its many amenities such as Railway Station, Library, Post Office, Cafes, Shops and Tea Rooms. The picturesque Edwardian mile long Promenade, Ornamental Gardens and Bandstand frequented by locals and visitors alike is close-by. The Nutwood Medical Practice and pharmacy is also a 2 minute walk away through the side gate. There is a bus stop at the top of the drive for access to Kendal and Cartmel and onward travel to the Lake District.

To reach the property from the Grange office proceed up Main Street keeping left at the mini-roundabout onto the Esplanade. A short way along on the left you will see the Bandstand and Gardens on Park Road. Go through the pedestrian lights and the entrance to 'Berners Close' can be found on the left. Turning into the impressive gateway, keep left and the No. 9 is shortly on the right with Parking space to the left.

What3words:
<https://what3words.com/anyway.increased.precautions>

Accommodation (with approximate measurements)

- Entrance Vestibule
- Hallway
- Living/Dining Room 15' 2" x 12' 0" max (4.62m x 3.66 max)
- Kitchen 10' 11" x 6' 9" (3.33m x 2.06m)
- Bedroom 1 11' 7" max x 11' 7" max (3.53m max x 3.53m max) max
- Bedroom 2 8' 2" x 8' 2" (2.49m x 2.49m)
- Shower Room
- Utility Room (External) 13' 9" x 7' 10" (4.19m x 2.39m)

Outdoor WC

Store 1 5' 5" x 3' 10" (1.65m x 1.17m)

Store 2 8' 6" x 3' 11" (2.59m x 1.19m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. A new Worcester boiler with a transferrable 5-year warranty was installed in January 2026 and the heating system has received a full service.

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated 1st August 1998.

Council Tax: Band D. Westmorland and Furness Council.

Service Charges: The Service Charge for 2025/2026 is £239.85 a month (£2878.20pa), which includes building maintenance and insurance, maintenance of the communal areas and grounds, outdoor lighting, lift service and maintenance, window cleaning and lighting throughout the cellar.

The Ground Rent is included within the service charge.

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

Note: This property can only be used as a Private Dwelling House. Holiday Lets are not permitted but Assured Shorthold Tenancies are.

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £750 - £800 per calendar month. For further information and our terms and conditions please contact the Office.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 2



Shower Room



Private Courtyard



Private Courtyard



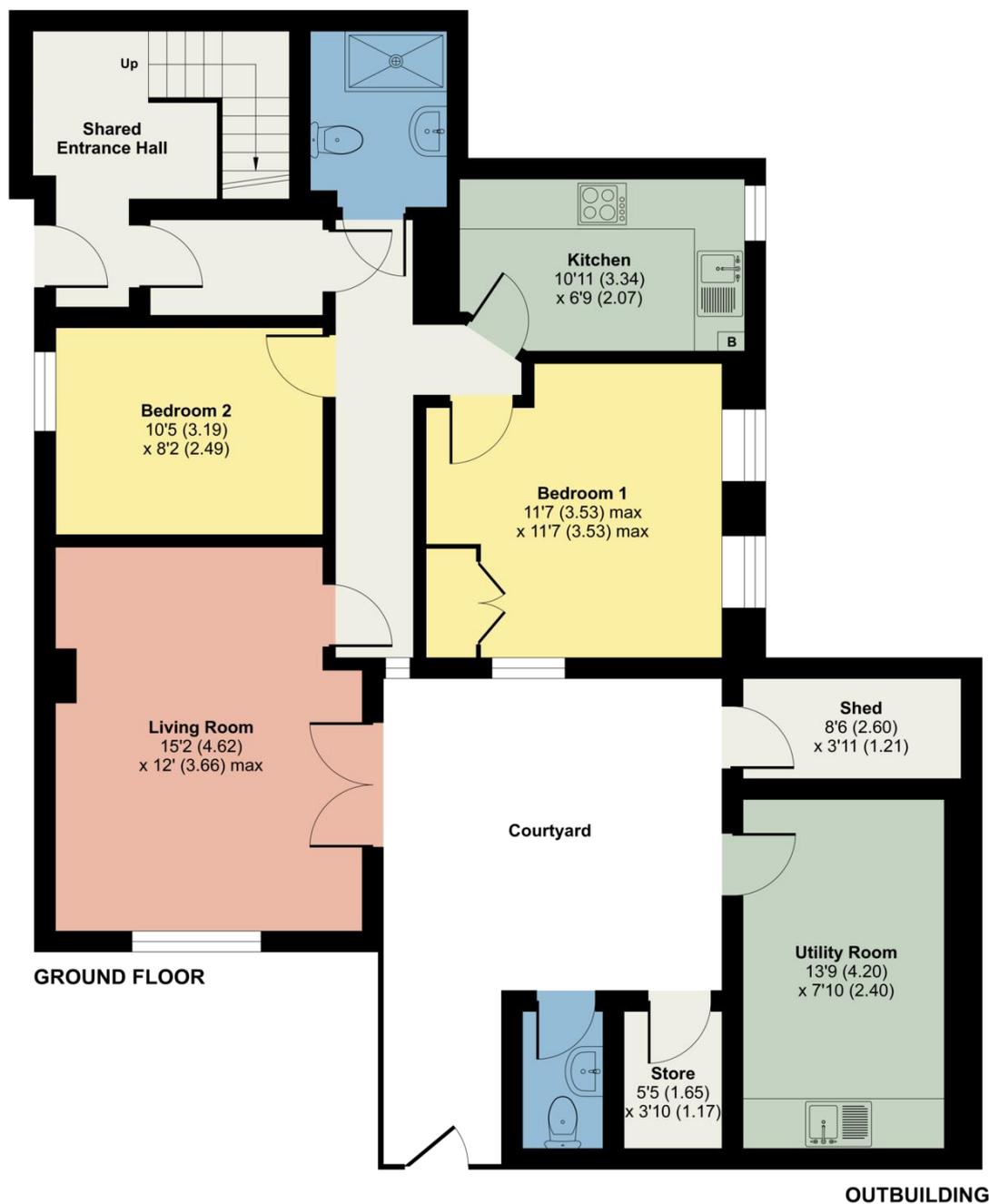
Berners Close, Grange-Over-Sands, LA11

Approximate Area = 628 sq ft / 58.3 sq m (excludes shared entrance hall & courtyard)

Outbuilding = 181 sq ft / 16.8 sq m

Total = 809 sq ft / 75.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1342227

A thought from the owners - A wonderful and charming place to live which we have found to be perfectly placed from which to explore the many delights of the Lake District.

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