



7 Kents Bank House Kentsford Road, Grange-Over-Sands  
£210,000





## 7 Kents Bank House Kentsford Road

### Grange-Over-Sands

An appealing well proportioned apartment situated within a small attractive development on the fringe of Grange-over-Sands where there are a variety of shops and cafes, a library, post office and the Promenade. The property is within walking distance of Kents Bank railway station and offers easy access to the Lake District National Park and M6 Motorway via the A590 at Lindale.

Nestled in a prime location, this 2 bedroom first floor apartment offers a unique blend of modern living and convenience. Boasting no upper chain, this property features two reception rooms, including a sitting room and a dining area, perfect for hosting guests or enjoying quiet evenings in. The kitchen, seamlessly integrated with the dining area, provides a functional layout for meal preparations and casual dining. The property further benefits from two en suite double bedrooms, offering privacy and comfort for residents. Adding to the appeal of this exceptional apartment is the private roof terrace, providing a serene outdoor retreat with ample space for garden furniture and breathtaking views. With easy access to the local train station and town centre, as well as parking for two vehicles, this property offers a convenient and luxurious lifestyle for the discerning homeowner.

Step outside to discover the enchanting outside space this residence has to offer. A highlight of this property is the private roof terrace, providing a secluded oasis perfect for relaxing or entertaining. The beautifully maintained communal gardens provide a peaceful setting, creating a welcoming atmosphere for residents to enjoy outdoor activities and leisurely strolls. Additionally, communal stores offer practical storage solutions for residents' belongings, ensuring a clutter-free living environment.



- First floor apartment
- Two reception rooms including a sitting room and dining area
- Communal gardens and stores
- Kitchen which leads through to the dining area, utility room on ground floor
- Loft extends length of property and boarded
- Walking distance to the local train station
- Two en suite double bedrooms and separate toilet
- Private roof terrace with ample space for garden furniture
- Parking for two vehicles

## DIRECTIONS

Leave Grange in the direction of Allithwaite, turn left into Carter Road and follow the road round into Kentsford Road. Proceed to just before you reach to Kents Bank railway station to find the entrance to Kents Bank House clearly marked on each of the stone entrance posts, continue under the archway to find number 7 located on the right.

**WHAT3WORDS:** rivals.bright.hooks

## 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.







## GROUND FLOOR

### ENTRANCE HALL

8' 0" x 6' 7" (2.43m x 2.00m)

### UTILITY ROOM

9' 5" x 6' 7" (2.87m x 2.00m)

## FIRST FLOOR

### LANDING

23' 1" x 8' 10" (7.03m x 2.68m)

### SITTING ROOM

14' 1" x 12' 8" (4.28m x 3.86m)

### KITCHEN

10' 11" x 10' 0" (3.33m x 3.05m)

### DINING ROOM

11' 2" x 9' 11" (3.40m x 3.02m)

### BEDROOM

11' 8" x 10' 11" (3.55m x 3.32m)

### EN SUITE

7' 1" x 6' 6" (2.15m x 1.98m)

### BEDROOM

11' 5" x 10' 6" (3.47m x 3.21m)

### EN SUITE

7' 7" x 4' 11" (2.32m x 1.50m)

### CLOAKROOM

7' 7" x 2' 11" (2.32m x 0.89m)

### EPC RATING D

### SERVICES

Mains electricity, mains gas, mains water, mains drainage.

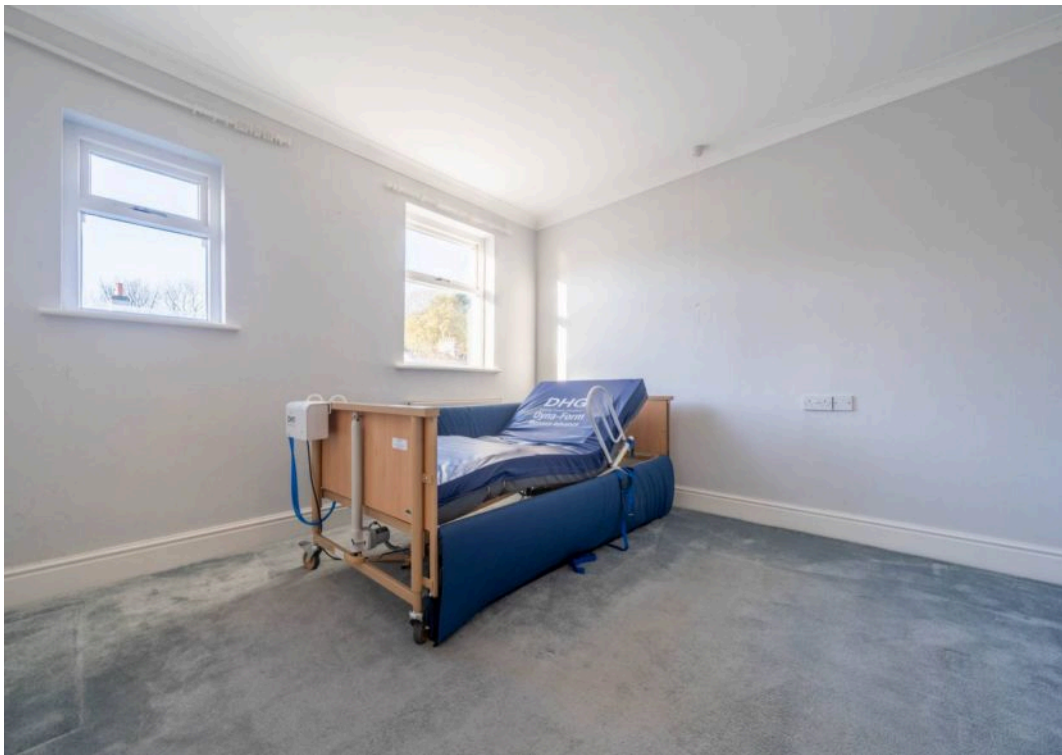
### COUNCIL TAX BANDING D

### TENURE: Leasehold

Service charge: £2,700 per year







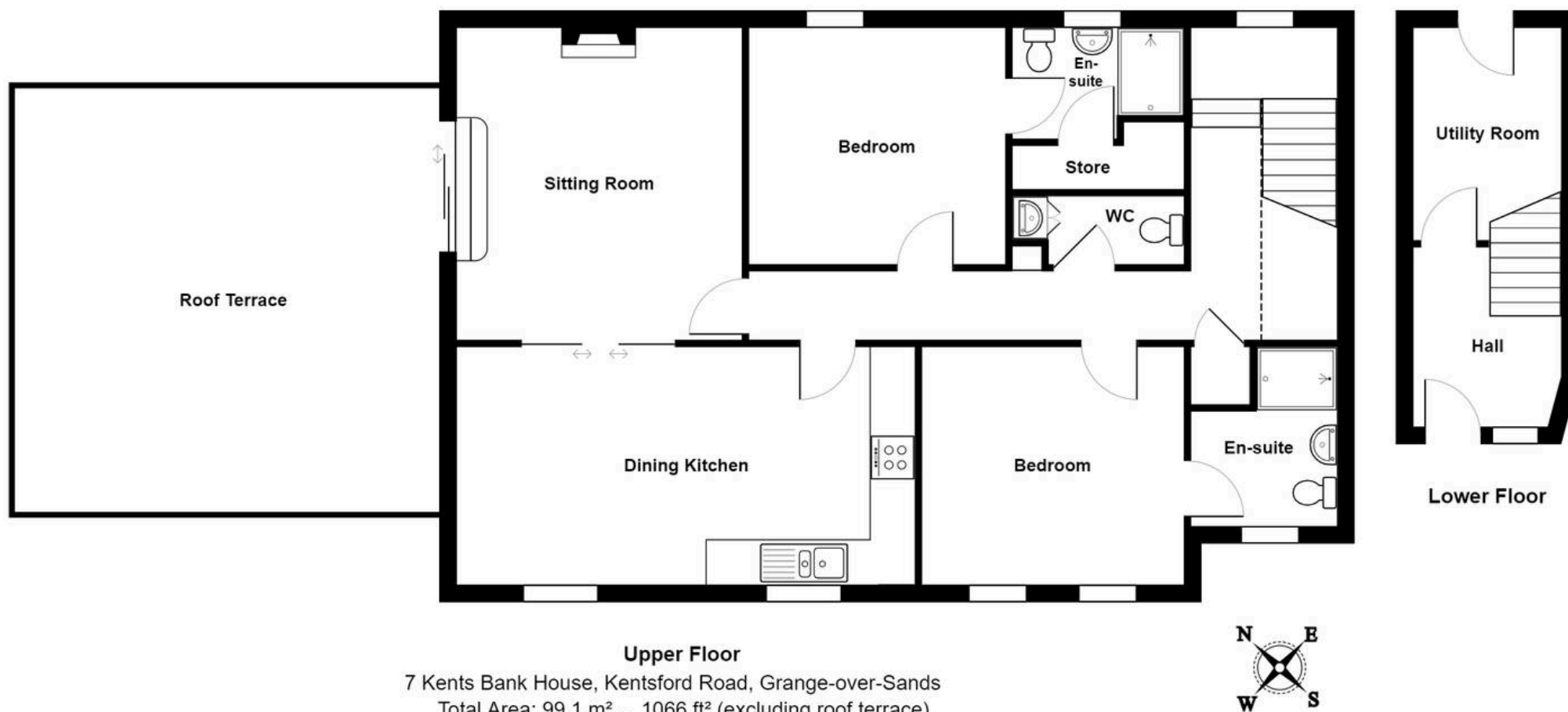












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