



Flat 5, The Regent Main Street, Grange-Over-Sands
£230,000



Flat 5

The Regent Main Street

A well proportioned second floor apartment with spectacular far reaching views across the bay centrally located in the seaside town of Grange-over Sands with all the amenities on the door step including a range of shops, mini markets, banks and the extensive traffic free Promenade. The apartment also offers convenient access to Grange-over-Sands railway station and the Lake District National Park and M6 Motorway is reached via the A590 at Lindale.

Nestled on the second floor of a well-maintained building, this 2-bedroom apartment offers comfort and convenience. Step inside to find a sitting room flooded with natural light, boasting beautiful bay views, ideal for both relaxation and entertaining guests. The kitchen leads through to an office space, providing a perfect balance of work and leisure. The two double bedrooms offer ample space and tranquillity, with one featuring an en-suite bathroom for added privacy and luxury. Additionally, a three-piece bathroom ensures convenience for all residents.

Outside, a retreat awaits in the form of communal grounds, featuring expansive space for garden furniture and activities, ideal for enjoying the fresh air and connecting with nature. The allocated parking ensures a stress-free experience for residents, while the road links to the Lake District National Park and the M6 Motorway offer endless opportunities for exploration and adventure. With easy access to local amenities and transport options, this property perfectly combines comfort, convenience, and connectivity, making it the ideal place to call home.

- Second floor apartment
- Beautiful far reaching views
- Sitting room with dining space and bay views
- Easy access to local amenities and local transport
- Kitchen which leads through to the office
- Communal grounds
- Two double bedrooms with one having an en-suite bathroom
- Road links to the Lake District National Park and the M6 Motorway
- Three piece bathroom
- Allocated parking

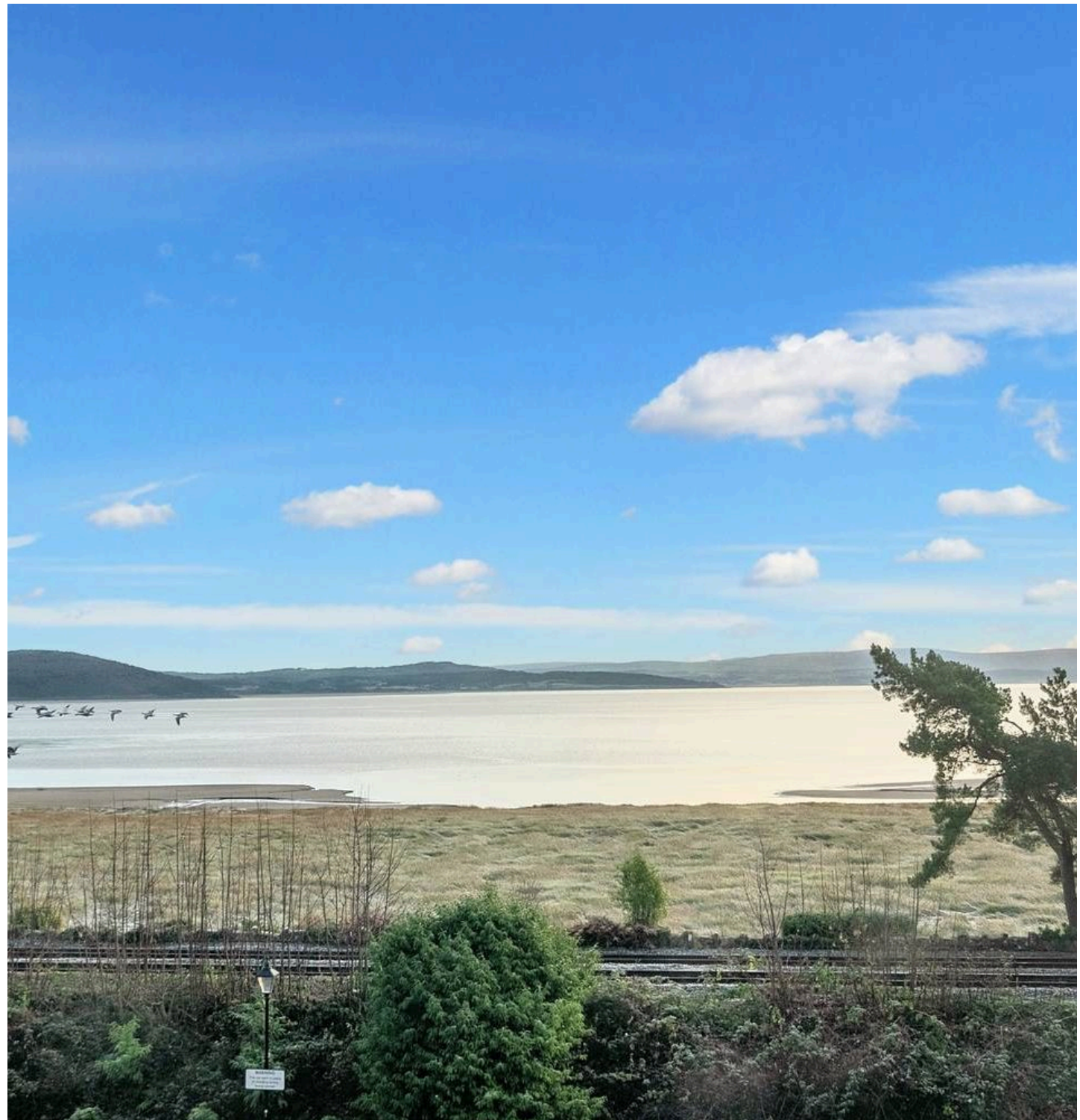
IDENTIFICATION CHECKS

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.

DIRECTIONS

From our Grange-over-Sands office proceed on foot to roundabout and take the first exit on to Main Street. The entrance to The Regent is clearly marked, being the door situated between The Treatment Rooms and Poole Townsend.

WHAT3WORDS: bubble.butternut.acting





SECOND FLOOR

ENTRANCE HALL

6' 0" x 3' 4" (1.83m x 1.01m)

SITTING ROOM

20' 10" x 15' 5" (6.35m x 4.70m)

INNER HALLWAY

7' 7" x 3' 8" (2.32m x 1.13m)

KITCHEN

14' 6" x 8' 6" (4.43m x 2.58m)

BEDROOM

12' 6" x 12' 0" (3.82m x 3.65m)

EN-SUITE

10' 2" x 9' 9" (3.10m x 2.96m)

BEDROOM

11' 4" x 9' 10" (3.45m x 2.99m)

OFFICE

14' 6" x 8' 6" (4.43m x 2.58m)

BATHROOM

8' 0" x 4' 10" (2.45m x 1.47m)

EPC RATING E

SERVICES

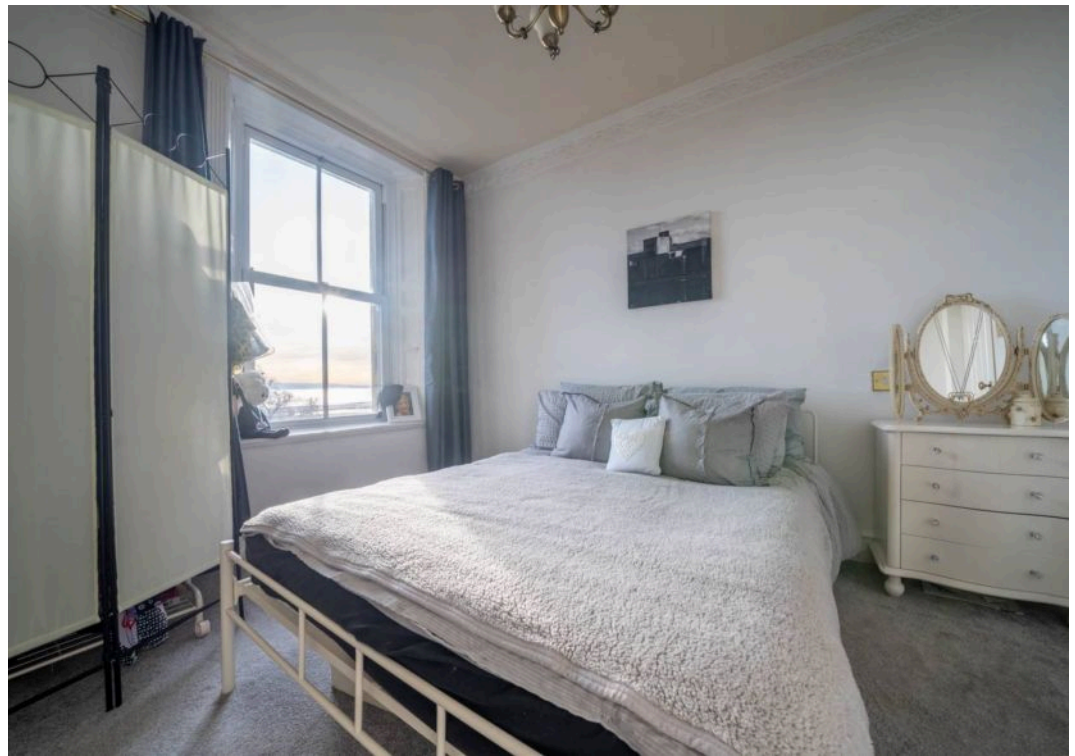
Mains electric, mains water, mains drainage

COUNCIL TAX BAND CURRENTLY 'D'

TENURE: LEASEHOLD

SERVICE CHARGE: £2,248 a year











Approximate total area⁽¹⁾

937.66 ft²
87.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.