



3 East View Kents Bank Road, Grange-Over-Sands
£124,000



3 East View Kents Bank Road

Grange-Over-Sands

Located within the centre of Grange-over-Sands, this well presented second floor apartment offers comfortable accommodation together with the rare advantage of both a private garden and allocated parking. Enjoying easy access to the town's shops, amenities and promenade, the property presents an excellent opportunity for buyers seeking a conveniently positioned home with scope for further enhancement.

The accommodation is well proportioned throughout and includes a spacious sitting room providing a comfortable setting for everyday living. The kitchen serves the property well and offers potential for buyers to update and personalise over time if desired.

The apartment offers two bedrooms served by a bathroom. Presented in good order throughout, the property is ready to move into whilst providing the opportunity to make further improvements and create a home tailored to individual tastes and requirements.

A particularly attractive feature of the property is the private garden, which belongs exclusively to the apartment and provides valuable outdoor space for relaxing, gardening and enjoying the surroundings. The property also benefits from an allocated parking space, adding further convenience. Combining a central location, outdoor space and exciting potential, this is an excellent opportunity to acquire a home within one of Grange-over-Sands' most convenient settings. Furniture and furnishings may be available by separate negotiation.

- Well presented second floor apartment within Grange-over-Sands
- Convenient location close to the town centre and local amenities
- Spacious sitting room providing a comfortable living environment
- Fitted kitchen offering practicality for everyday living
- Two well proportioned bedrooms
- Bathroom serving the accommodation
- Private garden belonging exclusively to the apartment
- Allocated parking space
- Offering excellent potential for further enhancement and personalisation
- Furniture and furnishings available by separate negotiation

DIRECTIONS:

WHAT3WORDS://twitching.receive.fork

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band B

TENURE: LEASEHOLD





ENTRY

3' 1" x 2' 11" (0.93m x 0.88m)

LANDING

6' 5" x 6' 2" (1.95m x 1.87m)

LIVING ROOM

18' 5" x 12' 3" (5.61m x 3.74m)

KITCHEN

8' 11" x 8' 10" (2.72m x 2.68m)

HALLWAY

9' 0" x 2' 8" (2.74m x 0.82m)

BEDROOM

11' 11" x 11' 11" (3.64m x 3.63m)

BEDROOM

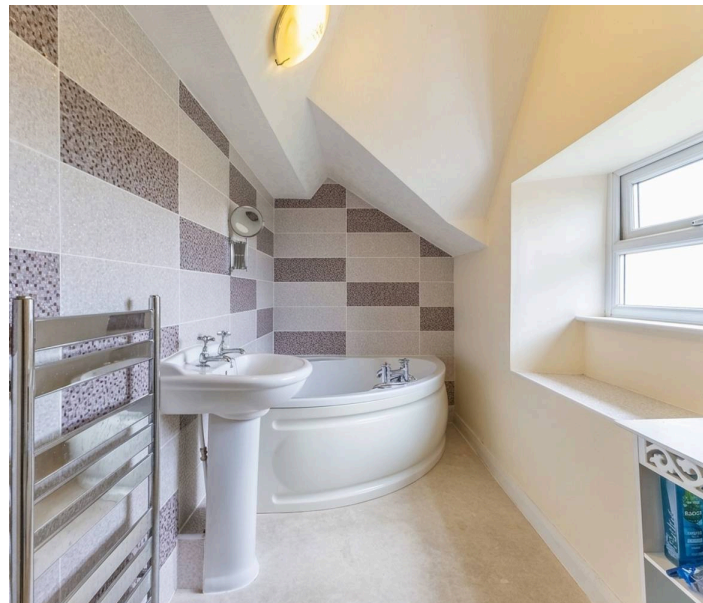
12' 0" x 9' 8" (3.65m x 2.94m)

BATHROOM

11' 10" x 5' 0" (3.61m x 1.52m)

IDENTIFICATION CHECKS

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Entry
3'0" x 2'10"
0.93 x 0.88 m

Ground Floor



Floor 1



Approximate total area⁽¹⁾

745 ft²

69.1 m²

Reduced headroom

21 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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