



11 Graythwaite Court Fernhill Road, Grange-Over-Sands
£340,000



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Grange-Over-Sands

A well proportioned first floor luxury apartment with fabulous Bay views forming part of the desirable Graythwaite Court development. Graythwaite Court was built in 2004 within the grounds of the former Graythwaite Manor Hotel by Priory Lifestyle Limited. This unique development, which is built around a central bowling green and pavilion, is conveniently placed for the many amenities available within the popular historic seaside town which include a variety of shops, cafes, a library, health care, railway station and post office.

An exceptional 2 Bedroom Apartment, offering a coveted lifestyle in a sought-after location. Situated on the first floor, this stunning property boasts a sitting dining room with a balcony that overlooks captivating views of the bay, perfect for serene moments and entertaining. The fully fitted breakfast kitchen provides a modern touch, while the two double bedrooms ensure ample space, with one featuring the convenience of an en-suite bathroom. A sleek three-piece suite bathroom further complements this upscale residence, enhanced by the comfort of gas-fired underfloor heating. The property also benefits from lift access.

The outside space of this property further elevates the allure, with a garage and visitor parking available within the development. The well-maintained communal gardens and grounds provide a serene escape, offering a picturesque backdrop for moments of relaxation and enjoyment. Revel in the harmonious blend of luxury interiors and captivating outdoor spaces. Don't miss the opportunity to make this exquisite property your own and experience the epitome of modern living in a prime location.

- Luxury first floor apartment
- Stunning sitting dining room with balcony views of the bay
- Fully fitted breakfast kitchen
- Two double bedrooms with one having an en-suite bathroom
- Three piece suite bathroom
- Gas fired underfloor heating
- Well kept communal grounds
- Garage and visitors parking
- No upper chain
- Easy access to local amenities

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 C

SERVICES

Mains electric, mains gas, underfloor heating, mains water, mains drainage

COUNCIL TAX:BAND C

DIRECTIONS

From our Grange office proceed in the direction of Allithwaite along Kents Bank Road and turn right into Fernhill Road, continue to take the first left turn marked Graythwaite Manor and proceed under the limestone arch and turn left into Graythwaite Court. Continue towards the end of the development to find the entrance to the apartments clearly marked on the right.

WHAT3WORDS:///bliss.blacken.them





FIRST FLOOR

ENTRANCE HALL

16' 5" x 3' 5" (5.01m x 1.03m)

SITTING DINING ROOM

20' 8" x 9' 1" (6.31m x 2.76m)

KITCHEN

13' 11" x 8' 8" (4.23m x 2.65m)

BEDROOM

13' 1" x 10' 8" (3.98m x 3.25m)

EN-SUITE

6' 6" x 5' 5" (1.97m x 1.66m)

BEDROOM

11' 7" x 8' 8" (3.54m x 2.65m)

BATHROOM

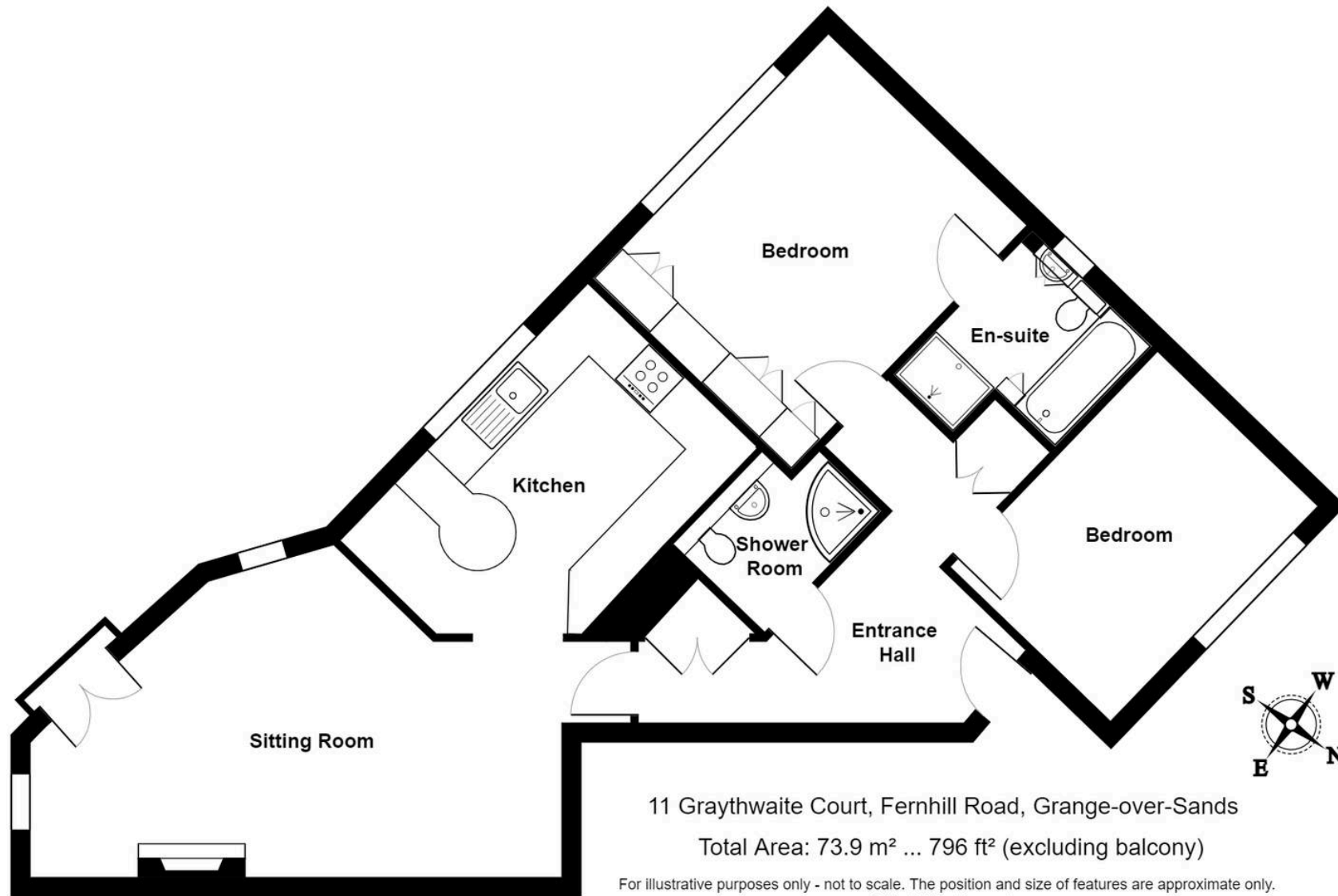
6' 8" x 4' 5" (2.03m x 1.34m)











THW Estate Agents

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