



7 Crown Hill, Main Street, Grange-over-Sands
Asking Price £210,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

This beautifully presented first floor apartment is centrally located within Grange-over-Sands convenient for the many amenities available within the popular town. Having an entrance hall with storage, sitting/dining room, kitchen, two bedrooms, shower room, parking and communal gardens.







7 CROWN HILL

A well proportioned first floor apartment centrally located within the seaside town of Grange-over Sands with its extensive range of shops and cafes, hotels, library, health care, railway station, post office and the mile long Promenade. The town has good bus route links and is within easy reach of the Lake District National Park and the M6 via the A590 at Lindale.

The beautifully presented accommodation briefly comprises entrance hall, sitting/dining room, kitchen, two bedrooms and a modern shower room. The apartment benefits from double glazing and EHC electric smart heating.

There is lift access to the apartment.

Outside offers well maintained communal gardens and an allocated parking space.

7 Crown Hill is offered for sale with no upper chain.

ENTRANCE HALL

15' 7" max x 6' 7" max (4.77m x 2.01m)

Painted entrance door, built in cloaks and storage cupboard, built in airing cupboard housing hot water cylinder, cornice, entry phone.

SITTING/DINING ROOM

20' 4" max x 14' 5" max (6.21m x 4.41m)

Two double glazed doors with adjacent double glazed windows, double glazed sliding sash window, two electric radiators, cornice.

KITCHEN

8' 8" max x 8' 8" max (2.66m x 2.66m)

Double glazed window, radiator, painted base and wall units, stainless steel, built in electric oven, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine or dishwasher, under wall unit lighting, tiled splash backs.





BEDROOM

11' 6" x 9' 11" (3.51m x 3.03m)

Double glazed sliding sash window with additional glazing, electric radiator.

BEDROOM

11' 7" max x 9' 10" max (3.54m x 3.00m)

Double glazed window, electric radiator.

SHOWER ROOM

7' 4" max x 7' 2" max (2.24m x 2.20m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror with lighting, shaver point, tiling to walls, fitted mirrors.

OUTSIDE

There is allocated numbered parking within the development together with communal gardens.

SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.

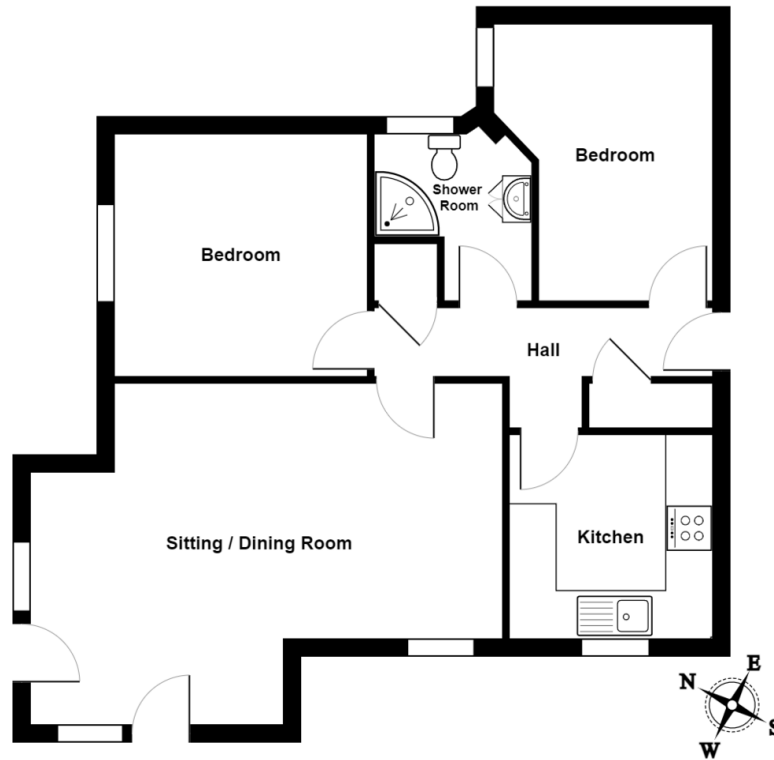
LEASEHOLD INFORMATION

LEASE LENGTH ### years from ###

GROUND RENT £## per annum

SERVICE CHARGE £## per month/quarter/annum





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Important Notice

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

On foot from our Grange office proceed up Main Street towards the Esplanade to find the Crown Hill development on your right hand side. The entry door is found by walking down the side of the building.

WHAT3WORDS:

eclipses.herds.soon

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