



## 23 Berners Close

Grange-Over-Sands, LA11 7DQ

Asking Price £220,000





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*Discover this delightful 2 bedroom first floor apartment, nestled in serene grounds with allocated parking and a communal patio. With spacious living accommodation and modern neutral décor throughout, this property is perfect as a first home or investment opportunity. Additionally, the master bedroom features an en suite, adding convenience. Available now with no chain. Contact us today to arrange a viewing!*

Access to Stairs and Lift: Convenient access for all residents.

Entrance Hall: Provides access to all rooms within the apartment.

To the left, the Bathroom: A modern 3 piece suite featuring a dual flush WC, wash hand basin with vanity unit and a bath with central tap and an over-bath shower attachment.

Two Spacious Bedrooms: Both equipped with ample built-in wardrobes and shelves for convenient storage. The Master Bedroom includes an en suite shower room, adding to the luxury and convenience.

Lounge: Spacious and bright with dual aspect windows that flood the room with natural light. There is also an electric floating fire, adding a cosy and modern touch to the living space.

Kitchen Diner: Equipped with a range of contemporary base and wall units. The Integrated Appliances include a fridge freezer, hybrid washer/dryer, double oven, and an electric hob. There is also a dining space which offers room for a dining table, perfect for meals and entertaining.

There are one dedicated parking space for the apartment, plus additional visitor parking.

This thoughtfully designed apartment offers modern living in a tranquil setting, with all the amenities and comforts you could wish for. Contact us today to arrange a viewing and see this beautiful home for yourself!

## Hallway

extends to 18'10" (extends to 5.764)

## Lounge

14'8" x 12'8" (4.481 x 3.871)

## Kitchen Diner

18'0" x 9'8" (5.495 x 2.969)

## Bedroom One

12'8" x 9'7" (3.866 x 2.943)

## En Suite Shower Room

5'10" x 4'5" (1.785 x 1.356)

## Bedroom Two

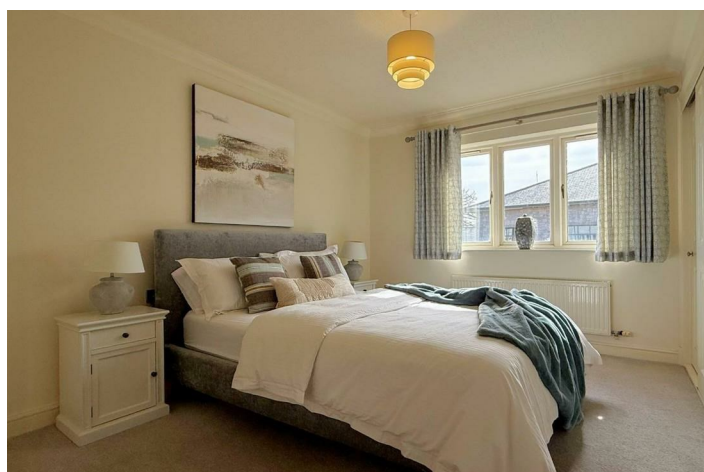
9'9" x 7'8" (2.995 x 2.360)

## Bathroom

5'4" x 7'9" (1.637 x 2.380)



- Spacious, Modern First Floor Apartment
  - Views Towards the Bay
- 1 Allocated Parking Space & Visitor Spaces
  - Double Glazing
  - Building Insurance £296.50 P/A
- En Suite to the Master
  - Communal Patio
  - Gas Central Heating
- Maintenance Charge - £156.25 pcm
- Council Tax Band - D





## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

