



Edenmount Road | | Grange-Over-Sands | LA11 6BN

Guide Price £239,950



**david britton**  
ESTATES



## Key features

- Beautiful Two bedroom apartment
- Close to amenities and excellent transport links
- Period property which dates back to 1840 and full of period features
- Utility area
- Kitchen
- Lounge
- Good size balcony enjoying wonderful views across the bay
- Two bedrooms one with an en-suite wet room
- Jack and Jill family bathroom
- Parking space for one vehicle

## Description

**\*\*WOW! Incredible sea views from this 2-bedroom apartment\*\***

Found in an elevated position enjoying breath-taking coastal views across Morecambe Bay, this wonderful 2-bedroom apartment with balcony is ideal for those looking for low-maintenance home, second home or even for a holiday let within walking distance to the town and all its local amenities.

Accessed from the rear, on the ground floor, this period home dates back to 1840 and retains many period features throughout. Internally comprising of an entrance hall with a double storage cupboard and utility room, steps lead up to a central hallway which leads to the large dining kitchen, 2 double bedrooms, one with an ensuite wet room and one with a jack and jill bathroom. At the heart of the home is a light and spacious sitting room which has windows framing the outstanding views across rooftops to the sea and access onto the balcony, a perfect place to sit and enjoy the views. Externally to the rear, there is an off-road parking area for one vehicle.

Sitting just a stone's throw away from all the towns amenities which include shops, cafes, post office, railway station and primary & secondary schools and is within easy reach of the historic village of Cartmel and market town of Kendal. The Lake District National Park and M6 Motorway via the A590 at Lindale is close by.

This is a superb opportunity for a period apartment, second home or holiday let in a desirable coastal town and as such a viewing is highly recommended.

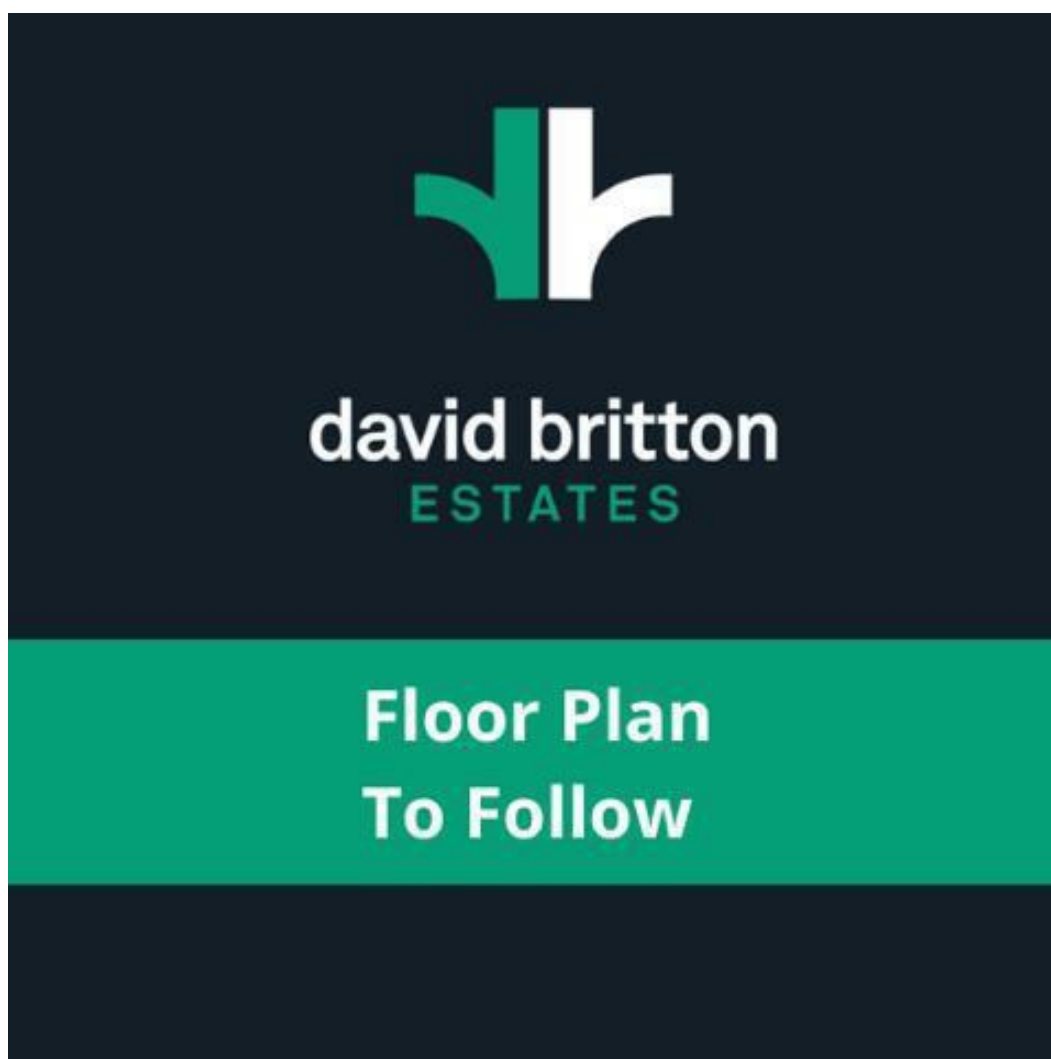
**\*\* Viewings are strictly by appointment only \*\***


## Directions









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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