



## Grange-over-Sands

£100,000

6 Strand Court, The Esplanade, Grange-over-Sands,  
Cumbria, LA11 7HH

Tastefully modernised this sunny 1 bedroom Ground Floor Apartment with views to Morecambe Bay has a contemporary Kitchen and Shower Room plus french door to the bijou paved patio and delightful communal gardens. Strand Court is a purpose built retirement complex with residents' lounge, laundry, guest suite and communal gardens and with easy access to the town centre.

The Apartment comprises Hall with cloaks cupboard, Living/Dining Room, Kitchen, Double Bedroom and Shower Room.

### Quick Overview

- 1 Bedroom Ground Floor Apartment
- 1 Reception and 1 Shower Room
- Convenient location for town
- Modern Kitchen
- Contemporary Shower Room
- French door to small Patio and communal Garden
- Ground Floor
- Residents Lounge
- Guest Bedroom
- Superfast Broadband speed 80mbps available\*



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80 Mbps



Car Park to rear

Property Reference: G2680



Lounge



Kitchen



Lounge



Bedroom

**Description** Strand Court is a purpose built retirement complex with easy access to the town centre and benefits from a part-time House Manager and 'on-call care line'. The apartment is neatly presented with inviting Residents' Lounge, Guest Bedroom, Communal Laundry, Parking and Gardens.

No 6. is on the sought after ground floor, with a front facing position with direct access out into the attractive communal gardens and there is a small, paved area in the garden immediately adjacent to the apartment ideal for a chair to watch the world go by.

This apartment has been considerably improved by upgrading the Kitchen and Shower Room and by adding Rointe heaters. The Living/Dining Room is spacious for both living and dining furniture and benefits from direct access to the communal grounds and views towards Morecambe Bay. The Kitchen is furnished with a range of white wall and base incorporating the single drainer stainless steel sink unit. Integrated fridge, NEFF electric oven and ceramic 2 ring hob. The double bedroom has built-in wardrobes and a pleasant outlook into the grounds towards Morecambe Bay. The shower room is modern with large corner shower enclosure, wash hand basin with vanity unit under and WC with concealed cistern. Outside there is a small, paved 'patio' ideal for a chair from which to enjoy the pleasing outlook into the well tended and stocked communal gardens.

There is not a specific designated parking space with this property but there are car parking spaces to the rear which can be used.

**Location** Grange is a small friendly town with a population of just over 4000 residents and is popular with residents and holiday makers alike. Conveniently located just 20 minutes from the M6 motorway and with amenities such as Medical Centre, Library, Post Office, Railway Station, Shops, Cafes/Tea Rooms etc the town is well served. The picturesque, mile long level Edwardian Promenade, Ornamental Gardens and Band Stand are close by.

To reach the property from our Hackney and Leigh Office proceed up the hill to the mini roundabout and bear left along The Esplanade. Strand Court is situated a short distance along on the right hand side. Parking is to the rear of the building. (No designated spaces).

**Accommodation (with approximate measurements)**

**Private Entrance Hall**

**Living/Dining Room** 15' 6" x 10' 8" (4.72m x 3.25m)

**Kitchen** 7' 3" x 5' 5" (2.21m x 1.65m)

**Bedroom** 12' 1" plus wardrobe x 8' 7" (3.69m plus wardrobe)

x 2.64m)

### Shower Room

**Services:** Mains electricity, water and drainage. Electric heating. Communal laundry, guest suite available by prior booking. 'Daytime Manager' and out of hours 'careline' system.

**Tenure:** Leasehold. Subject to a 125 year lease commencing 1st July 1987. Vacant possession upon completion  
No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 22.7.22 not verified.

**Management Charges:** Ground Rent 01/09/23 – 02/02/24  
£220.14 - Service Charge 01/09/23 – 29/02/2024  
£1,239.38

**Council Tax:** Band B. South Lakeland District Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

### What3words

<https://what3words.com/defeated.score.relatives>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



Shower Room



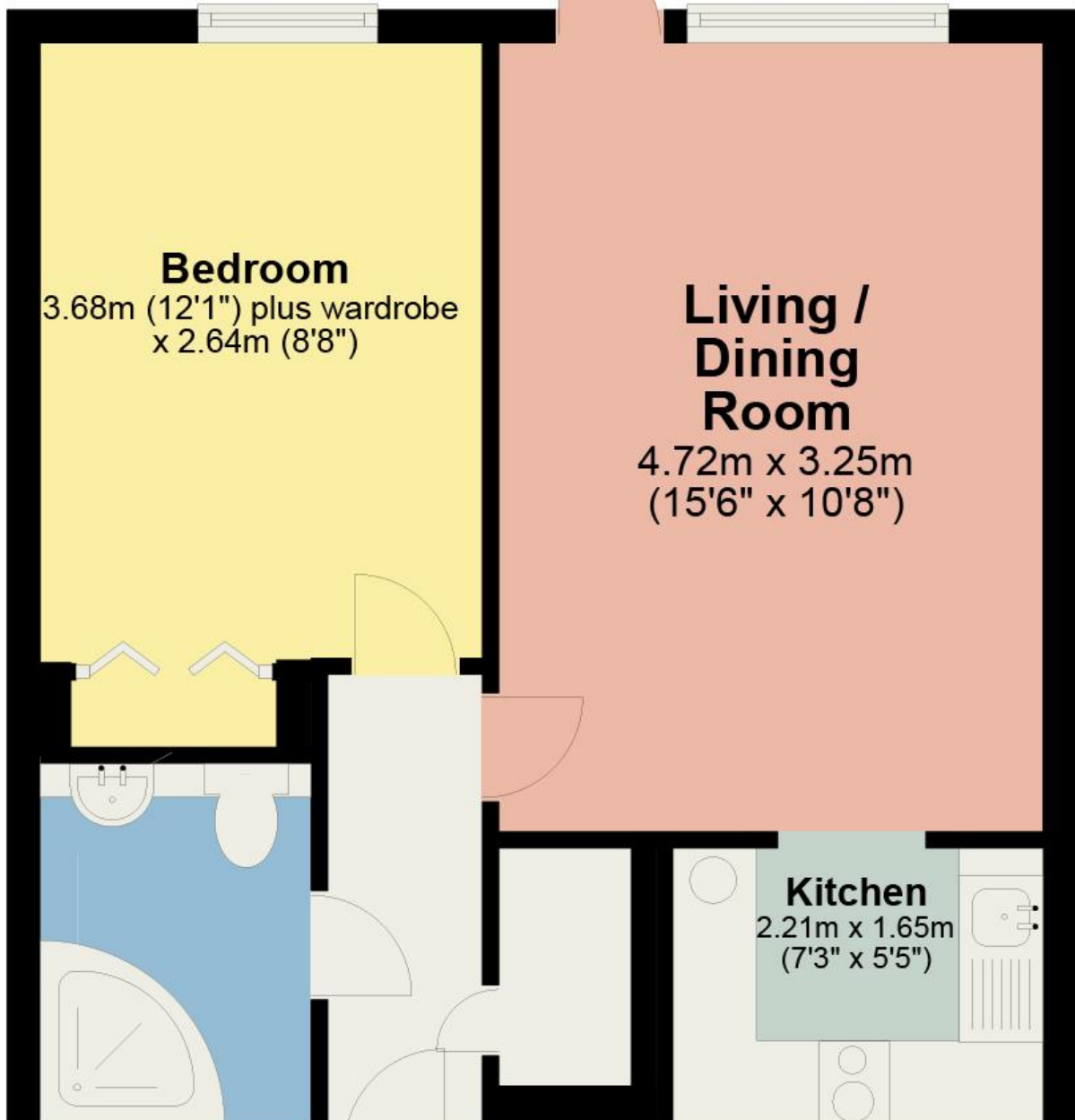
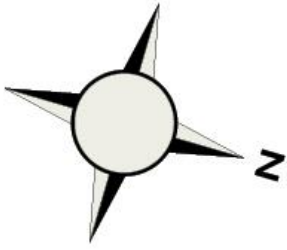
External



Residents Lounge



Strand Court



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