

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Grange-over-Sands

£69,500

14 Grayrigge Court, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7HD

Super McCarthy and Stone, Second Floor 1 Bedroom Retirement Apartment in this purpose built block with Communal Gardens, Lounge, Laundry, Guest Suite, House Manager and 'On Call Careline Facility'.

Very conveniently located for town and with a lovely aspect into the communal grounds. Comprising Private Entrance Hall, Double Bedroom, Wet Room, Sitting Room and Kitchen.

### Quick Overview

1 Bedroom Apartment  
Second Floor Position  
Lounge/Dining Room and Wet Room  
Pleasant views into Communal Garden  
Guest Suite available  
Communal Laundry  
Communal Lounge  
Excellent, convenient location  
Neatly presented  
Superfast Broadband speed 80 mbps available\*



1



1



1



B



80 Mbps



Waiting List for  
Parking Space

Property Reference: G2708





Lounge



Lounge/Dining Area



Bedroom



Wet Room

**Description:** 14 Grayrigge Court is a neatly presented purpose built retirement apartment located on the second floor and benefits from secure Entry, Manager and 'On Call Care Line'. This easy to maintain Apartment comprises Wet Room, spacious Sitting/Dining Room, good sized Double Bedroom with built in wardrobes, Hallway and a functional if bijou Kitchen. The apartment has a rear aspect and enjoys pleasing views into the pretty and colourful Communal Gardens.

The building has a Laundry Room, Residents Lounge and a Guest Suite. We believe there is a waiting list for a designated parking space.

**Location:** Grayrigge Court is conveniently placed with close and easy access to Grange Medical Centre. It is a level walk to the shops, library, post office etc and literally just across the road from the famous and picturesque Edwardian Promenade and Park Road Gardens with Bandstand.

To reach the property proceed up Main Street to the mini roundabout, take the first left along The Esplanade and then take the first right into Park Road. Turn left at the junction and Grayrigge Court is shortly on the right hand side.

**Accommodation (with approximate measurements)**

**Private Entrance Hall**

**Sitting/Dining Room** 19' 6" x 10' 7" (5.94m x 3.23m)

**Kitchen** 7' 4" x 5' 8" (2.24m x 1.73m)

**Bedroom** 13' 7" x 8' 7" (4.14m x 2.62m)

**Wet 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 01/06/1990. Ground Rent of £197.31 per half year. There is a Service Charge of approx £1400.00 per half year. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 11.10.22 not verified

**Council Tax:** Band B. Westmorland & Furness

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

**What3words** <https://what3words.com/occupiers.sofas.unrated>

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





Lounge

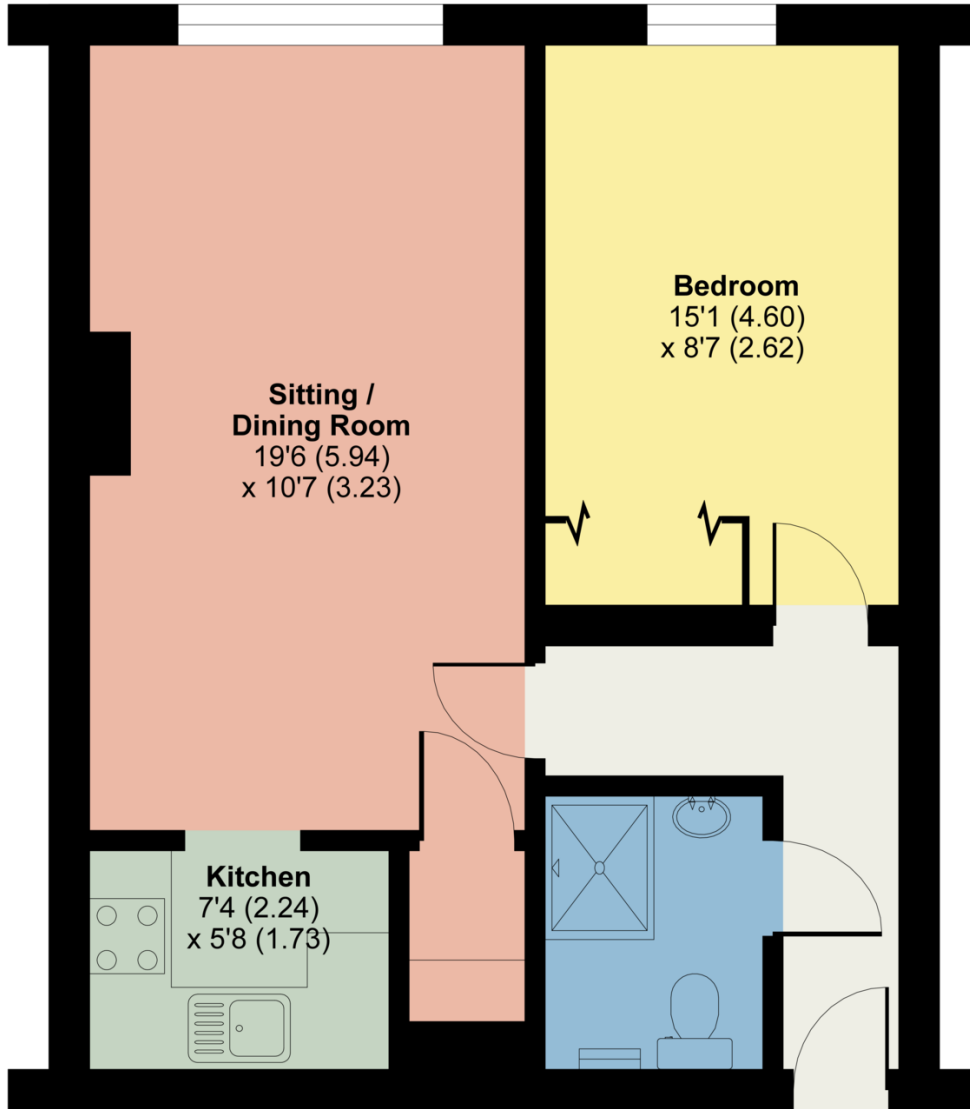


Kitchen

# Kents Bank Road, Grange-Over-Sands, LA11

Approximate Area = 495 sq ft / 45.9 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 910727

A thought from the owners - A lovely cosy flat in a central but quiet location.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 17/10/2022.

Request a Viewing Online or Call 015395 32301