

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Grange-over-Sands

£75,000

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

A lovely, purpose built, 1 Bedroom retirement property in the sought after Strand Court. This First Floor, rear facing apartment enjoys pleasing views into the rear garden and a super, modern Shower Room.

Comprising, Hallway, Double Bedroom, Living/Dining Room, Shower Room plus Communal Lounge, Laundry, Garden and Private Guest Room.

### Quick Overview

First Floor Apartment, 1 Bedroom

1 Reception 1 Shower Room

Convenient location for town

Communal Garden

Modern Shower Room

Lift to all floors

Communal Laundry Room

Guest Room by reservation

Communal Lounge

Superfast Broadband speed 80mbps available\*



1



1



1



B



80 Mbps



Car Park  
on site

Property Reference: G2729



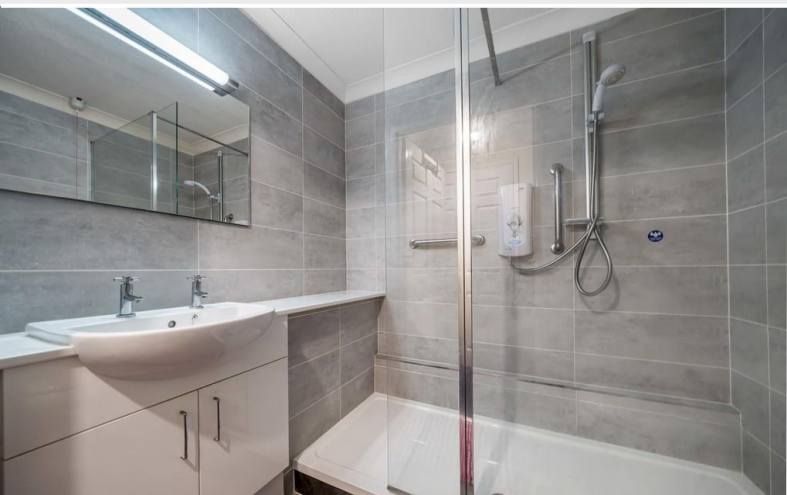
Living/Dining Room



Kitchen



Bedroom



Wet Room

**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 building is well presented and maintained with an inviting Residents' Lounge, useful Communal Laundry, Car Park, Gardens and Guest Bedroom by reservation.

With lift or stair access, No.14 is a 1 bedroom apartment situated to the rear. The main Hallway has the telephone entry system and on call care line, a large storage closet and doors to all rooms. The living/dining room has a dual aspect and pleasant outlook to the rear and a cream and marble fire place - there is ample space for a small dining table. Archway to the Kitchen which is bijou and functional. 'Oak' wall and base cabinets, stainless steel sink unit and space for free standing cooker and fridge/freezer. The Shower Room is modern and spacious with attractive large grey wall tiles, has a double walk in shower, low flush WC and wash hand basin on a white vanity unit. The Double Bedroom is generous with recessed, mirror fronted wardrobes.

Outside there are well maintained Communal Grounds and Car Park.

**Location** Just a short walk to the amenities such as Medical Centre, Library, Post Office, Shops, Cafes and Tea Rooms - the level, picturesque, Edwardian, mile long Promenade, ornamental Gardens and Bandstand are just over the road.

To reach the property proceed up Main Street 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** 17' 4" x 10' 7" (5.28m x 3.23m)

**Kitchen** 7' 4" x 5' 4" (2.24m x 1.63m)

**Bedroom** 14' 0" x 8' 8" (4.27m x 2.64m)

**Shower Room**

**Services:** Mains water, electricity and drainage. Electric storage heaters.

**Tenure:** Leasehold. Subject to a 125 year lease dated 1<sup>st</sup> July 1987 with Ground Rent (TBC) and Service Charge (TBC) due twice yearly. Vacant possession upon completion

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

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

**What3words:** <https://what3words.com/inch.joyously.sample>

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

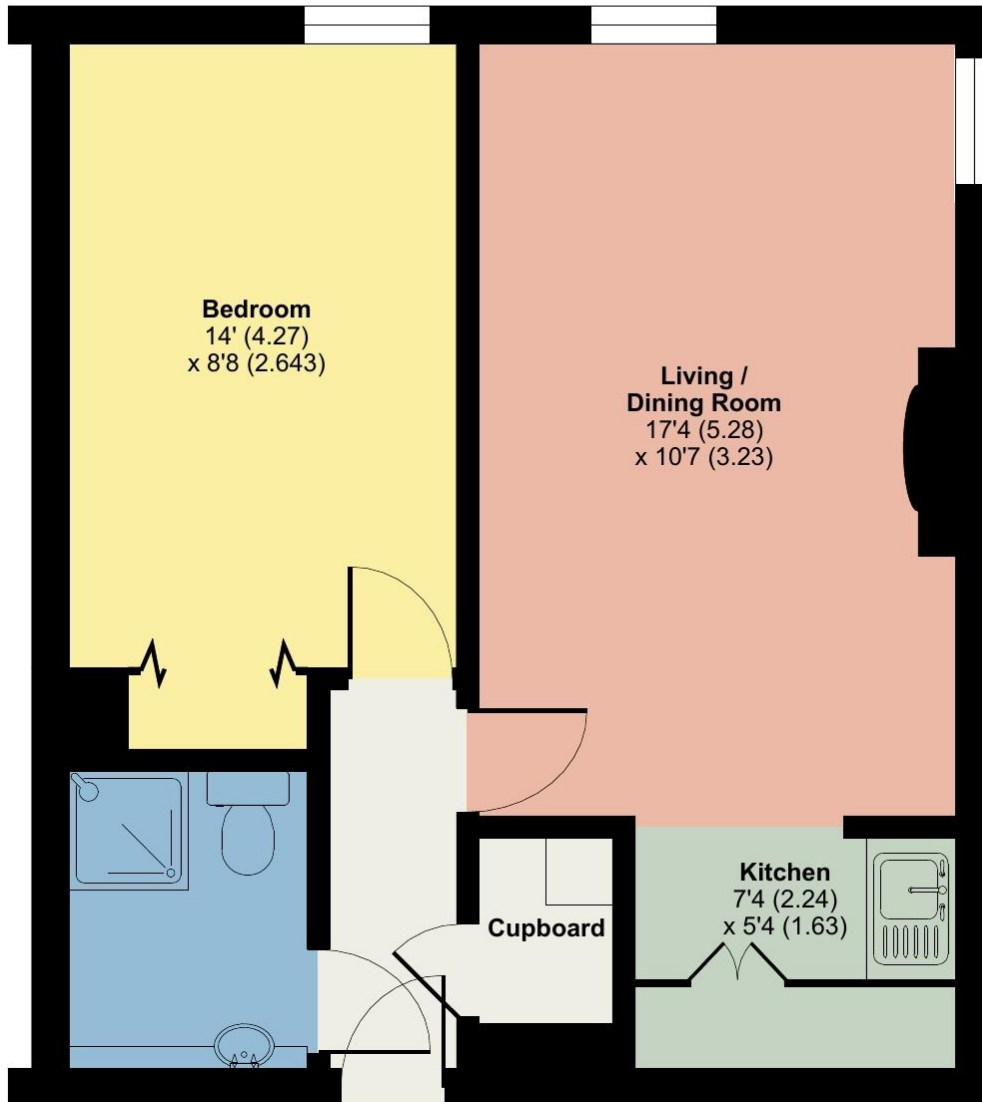




# The Esplanade, Grange-Over-Sands, LA1

Total = 449 sq ft / 41.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Hackney & Leigh. REF: 932547

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