



## Grange-over-Sands

£85,000

Flat 1 Strand Court, The Esplanade, Grange-over-Sands, Cumbria, LA11 7HH

A lovely, purpose built, 1 Bedroom retirement property in Strand Court. This Ground Floor, rear facing apartment enjoys its own external door and a small outdoor area.

Comprising, Hallway, Sitting/Dining Room, Double Bedroom, Shower Room plus Communal Lounge, Laundry, Garden and Private Guest Room. No Upper Chain

### Quick Overview

Ground Floor Apartment - 1 Bedroom  
 1 Reception - 1 Shower Room  
 Convenient location for town  
 Communal Garden  
 Lift to all floors  
 Small paved sitting area  
 Communal Lounge and Laundry  
 Modern Kitchen and Bathroom  
 Guest Suite by reservation  
 Superfast Broadband speed 80 mbps available\*



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80 Mbps



Car Park on site

Property Reference: G2763



Hall



Sitting/Dining Room



Kitchen



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

No.1 is a Ground Floor apartment located conveniently close to the main building entrance and with a rear aspect. Due to its location, it has its own private external door, looking over the rear landscaping, and giving direct access to the resident's car park, (very useful for bringing in the shopping, or taking a pet out) and with a small piece of outdoor space – enough space for a chair to enjoy the sunshine and fresh air. This flat also has a modern Kitchen and Shower Room so absolutely nothing to do!

The private Hallway has the telephone security system and large storage/cloaks cupboard. Doors lead to the main rooms. The lounge is spacious with a pleasant outlook to the rear and spacious enough to accommodate a small dining table alongside the usual lounge furniture. Open to the Kitchen - this is lovely! Light, bright, fresh and clean - cleverly designed to fit as many attractive, white cabinets as possible. Integrated fridge, ceramic hob and stainless steel sink unit. The double Bedroom is generous with recessed mirror fronted wardrobes. The modern shower room comprises a white 3 piece suite with low flush WC, shower enclosure and wash hand basin on a high gloss vanity unit and further, matching storage cupboard.

Outside there are well maintained Communal Grounds and Car Park.

**Location** The location is excellent being 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 across 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**

**Sitting/Dining Room** 15' 5" x 10' 5" (4.7m x 3.18m)

**Kitchen** 7' 3" x 5' 4" (2.21m x 1.63m)

**Bedroom** 12' 0" x 8' 10" (3.66m x 2.69m)

**Shower Room**

**Services:** Mains water, electricity and drainage. Electric heating.

**Tenure:** Leasehold. Subject to a 125 year lease dated 1st July 1987 with Ground Rent of £220.14 and Service Charge £1,093.11 each due every six months. Vacant possession upon completion. No upper chain.

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

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

**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.



Shower Room



External Rear



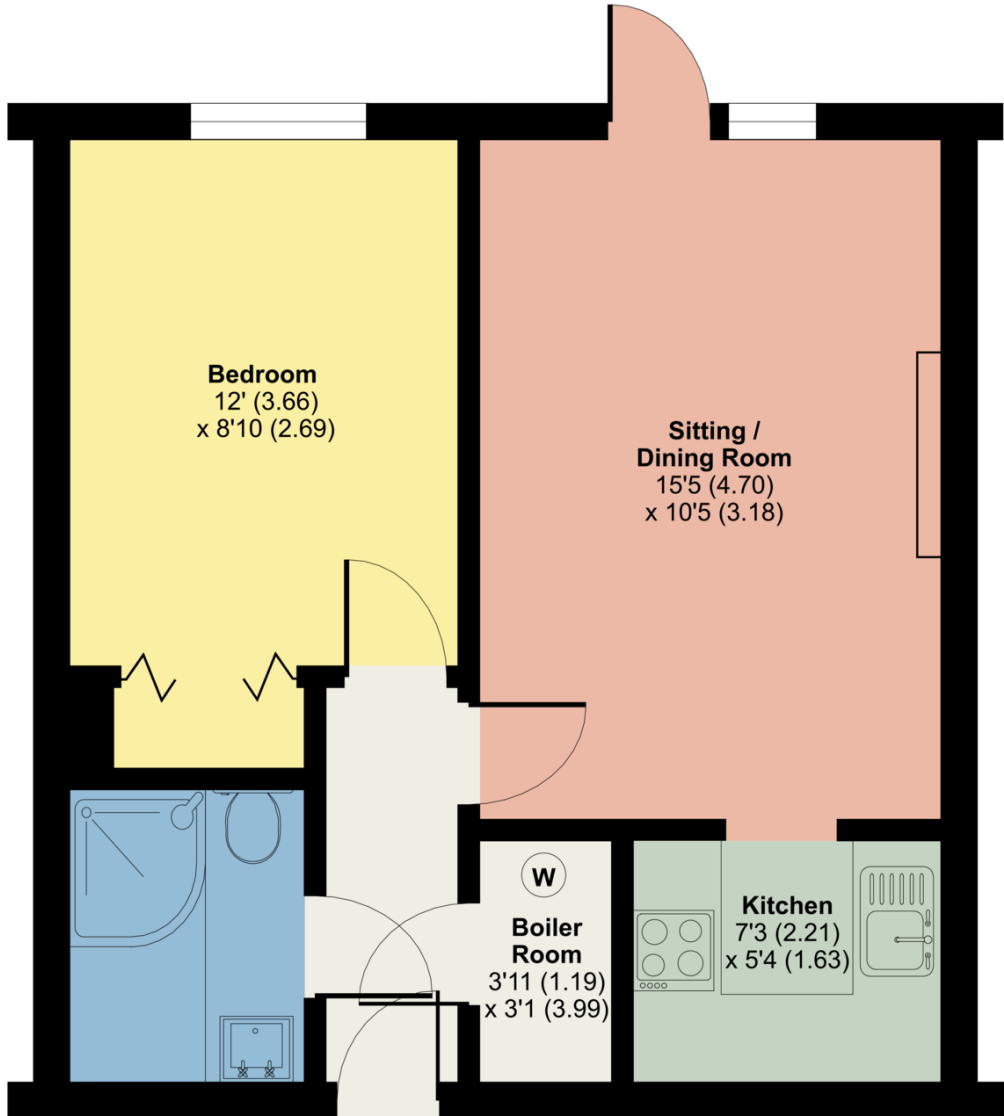
Communal Lounge



# Strand Court, The Esplanade, Grange-Over-Sands, LA11

Approximate Area = 426 sq ft / 39.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 962537

A thought from the owners - Flat 1 is conveniently close to the main front door of the building, making access quick and easy. On walking through the door to the rear, there is nearly always bird-song to be heard. If its sunny and dry there just room to sit-out, and if damp then you can sit in the flat with the door open to let the fresh air and bird-song in.

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