



Grange-over-Sands

£114,000

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

A very modern, much improved, purpose built, 1 Bedroom, retirement property in the sought after Strand Court. This Second Floor, front facing apartment is presented to a high standard throughout, with contemporary Kitchen, Shower Room and general décor and enjoys incredible bay views!

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

Quick Overview

Second Floor Apartment - 1 Bedroom
 1 Reception - 1 Shower Room
 Convenient location for town
 Communal Garden
 Modern Shower Room and Kitchen
 Well presented throughout
 Lift to all floors
 Communal Lounge, Laundry and Gardens
 Guest Suite
 Superfast Broadband speed 80mbps available*



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80 Mbps



Car Park Available

Property Reference: G2787



Lounge/Dining Room



Lounge/Dining Room



View to Morecambe Bay



Kitchen

Description What a lovely apartment! So well presented in a pleasing modern style - it feels spacious, light and contemporary with every inch of space being used to its fullest! This apartment is sunny and bright and faces the front so enjoys the most magnificent and enviable views to Morecambe Bay and the hills beyond.

The private door opens into the small Hallway with telephone entry system and on call care line. There is also a large storage/cloaks cupboard. The Lounge/Dining Room feels more spacious than other Lounges within Strand Court - this is possibly due to the clever décor, light minimal furnishings and sunny dual aspect showing off those magnificent bay views. An attractive electric fire housed in a cream surround acts as the focal point to the room. There is space for a small dining table and 2 chairs. The Kitchen is very attractive with newly fitted high gloss white, wall and base cabinets with matching white work surface. The storage is extensive in the Kitchen as there is no hob or oven as the vendor uses a plug in halogen hob which sits neatly away in the cupboard when not in use and we are assured is very economical - this can be included in the sale.

The Double Bedroom has extensive storage with recently installed mid grey fitted bedroom furniture and recessed wardrobe. Beautiful view to Morecambe Bay. The Shower Room has been upgraded and now boasts a contemporary suite with WC and wash hand basin set into a sizeable white vanity cabinet and a large, walk in shower.

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. 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)

Hall

Lounge/Dining Room 17' 4" x 10' 5" (5.30m x 3.20m)

Kitchen 7' 1" x 5' 4" (2.17m x 1.64m)

Bedroom 14' 0" x 8' 9" (4.28m x 2.67m)

Shower Room

Services Mains water, electricity and drainage. Rointe electric heaters.

Tenure Leasehold. Subject to a 125 year lease dated 1st July 1987 with Ground Rent of £249.00 and Service Charge £1700.00 due twice yearly. Vacant possession upon completion.

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

Council Tax: Band B. Westmorland and Furness 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.



Bedroom



Bedroom



Shower Room

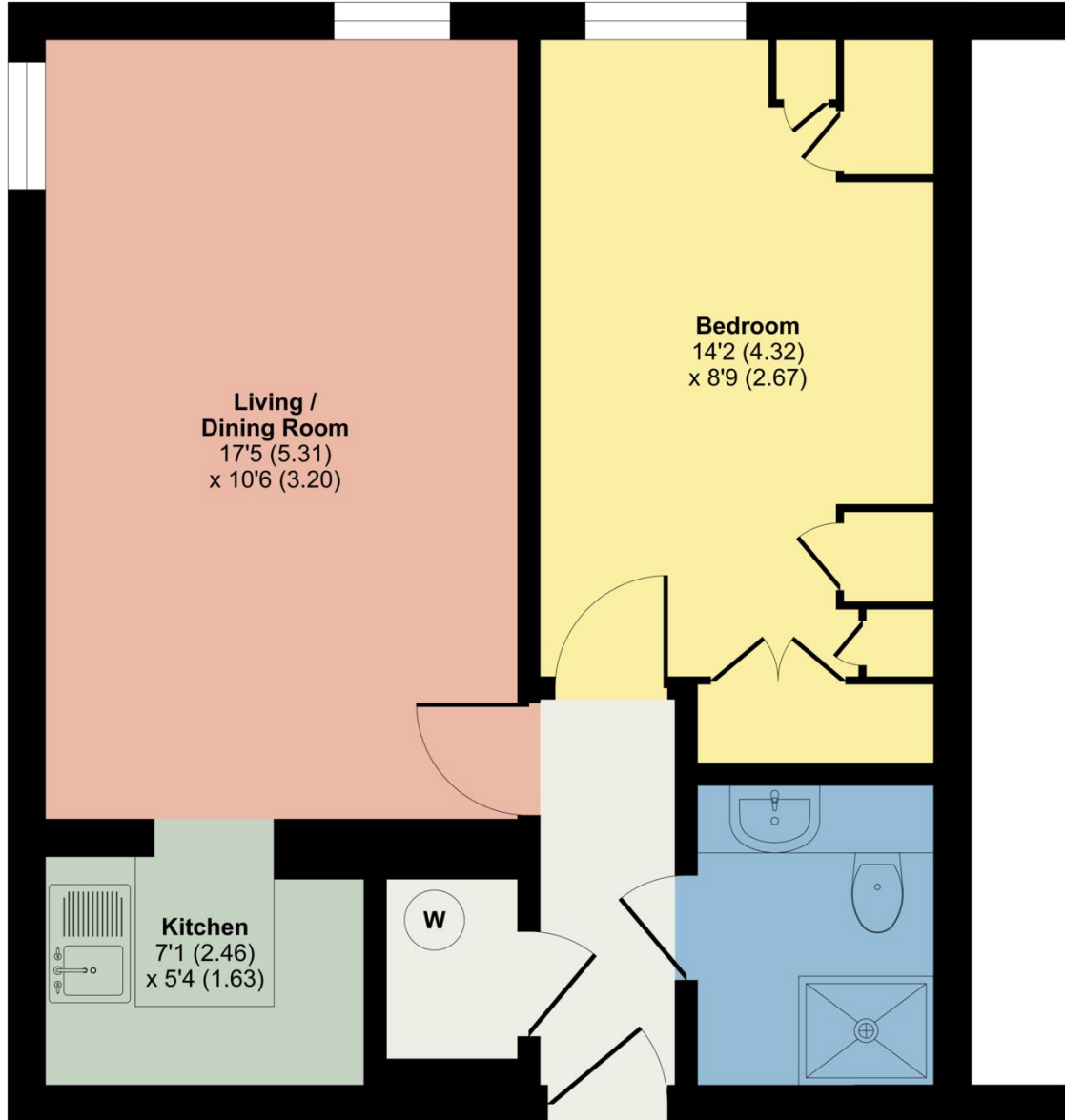


View

The Esplanade, Grange-Over-Sands, LA11

Approximate Area = 463 sq ft / 43 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: 982086

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