



Grange-over-Sands

£140,000

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

A beautifully presented 2 Bedroom, First Floor retirement Apartment, with some lovely view towards Morecambe Bay close to the Town Centre.

Comprising Hallway with 3 useful storage cupboards, 2 Double Bedrooms, Living/Dining Room, modern Kitchen and Shower Room.

No upper chain.

Quick Overview

- First Floor Retirement Apartment - 2 Bedroom
- 1 Reception - 1 Shower Room
- Convenient Location for town centre
- Communal Gardens
- Sought after 2 Bedrooms
- Pleasing Bay views
- Communal Laundry
- Guest Suite
- Car Park
- Superfast Broadband available*



2



1



1



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80 Mbps



Car Park to the rear

Property Reference: G2920



View towards Morecambe Bay



Living/Dining Room



Living/Dining Room



Dining Area through to Kitchen

Description Strand Court is a friendly, purpose built Retirement complex consisting of a number of low maintenance Apartments with emergency pull cords to the on-call care line. It is a condition of purchase that residents must be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Within Strand Court there is a Communal Lounge, Laundry and Guest Suite (available to book), Car Park and some well maintained communal Gardens.

No 16 is a spacious and bright Apartment, situated on the First Floor (lift to all floors) which is neatly presented with neutral décor throughout and enjoys pleasing Bbay views along with a very convenient location to the amenities in the town.

This lovely Apartment boasts a very attractive, modern Kitchen and Shower Room and is completely ready for the new owner to move straight in..

The spacious 'L' shaped Hallway has a Cloaks cupboard, Airing cupboard and Storage cupboard - so storage is no problem here! There is also room for a small desk in the Hallway if a study corner was required.

The Living/Dining Room is spacious and sunny with a lovely outlook over and between roof tops to Morecambe Bay. Space for a small dining table and a living flame electric fire with polished stone surround. The Kitchen has recently been replaced and cleverly designed to make the absolute most of the space available and benefitting from a window with a rear aspect. The cabinets are attractive, cream, shaker style with luxurious, 'quartz' type work-surface with deep inset sink. NEFF electric oven and hob and integrated fridge and freezer.

Both Bedrooms are doubles with pleasing views towards Morecambe Bay. Bedroom 1 has a double mirror fronted wardrobe and Bedroom 2 a single wardrobe. The Shower Room is contemporary with attractive tiled walls and comprises double shower enclosure, wall mounted wash hand basin and low flush WC.

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 close-by. Good rail connections from Grange to the rest of the country and Manchester Airport. Local buses also run close by to Kendal and Barrow.

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.

Accommodation (with approximate measurements)

Hall

Living/Dining Room 15' 8" x 11' 3" (4.78m x 3.43m)

Kitchen 7' 4" x 6' 9" (2.24m x 2.06m)

Bedroom 1 14' 2" x 8' 11" (4.32m x 2.72m) inc wardrobes

Bedroom 2 14' 2" x 8' 1" (4.32m x 2.46m) inc wardrobes

Shower Room

Services: Mains electricity, water and drainage. Electric heating. Communal lounge and laundry room, Guest suite available by prior booking. 'Daytime Manager' and out of hours 'care-line' system.

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

*Checked on <https://checker.ofcom.org.uk/> 04.05.24

Management Charges: Ground Rent of 274.46 and a Service Charge £2478.75 both which are paid every six months.

Council Tax: Band C. Westmorland and Furness Council

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

What3words:

<https://what3words.com/treating.seasons.doubts>

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £700 - £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



Bedroom 1



Bedroom 2



Shower Room

The Esplanade, Grange-Over-Sands, LA11

Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1125574

A thought from the owners...

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