



## Grange-over-Sands

£69,000

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

24 Strand Court is a purpose built, 1 Bedroom, 2nd Floor Retirement Apartment in Grange over Sands. Excellent convenient location and pleasant views towards Grange Fell to the rear.

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

### Quick Overview

Second Floor Apartment - 1 Bedroom  
 1 Reception - 1 Bathroom  
 Convenient location for town  
 Communal Garden  
 Pleasant views to the rear aspect  
 Communal Laundry  
 Communal Lounge  
 Guest Suite  
 Electric storage heaters  
 Superfast Broadband available\*



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B



Superfast  
Broadband



Car Park to the  
rear

Property Reference: G2930



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen to Living/Dining Room

**Description** 24 Strand Court is a low maintenance purpose built Retirement Apartment in this sought after development. It enjoys pleasing views over the town to the rear and is extremely convenient to the amenities of Grange.

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 has an Adam style fireplace with electric fire and ample space for a small dining table. The Kitchen is bijou but perfectly functional with some fitted units, inset sink and electric cooker point.

The Double Bedroom has a fitted, mirror fronted wardrobe and similar views over the Town. The Bathroom has a coloured suite comprising WC, bath with shower over and pedestal wash hand basin.

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 all close-by.

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)**

**Entrance Hall**

**Living Room** 15' 6" x 10' 9" (4.72m x 3.28m)

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

**Bedroom** 12' 4" x 8' 9" (3.76m x 2.67m)

**Bathroom**

**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 dated 1.7.87. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 17.5.24 not verified\*

**Management Charges** Ground Rent and Service Charge approx £1100 due twice yearly

**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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £675 - £725 per calendar month. For further information and our terms and conditions please contact our Grange Office.

#### **Anti-Money Laundering Regulations (AML)**

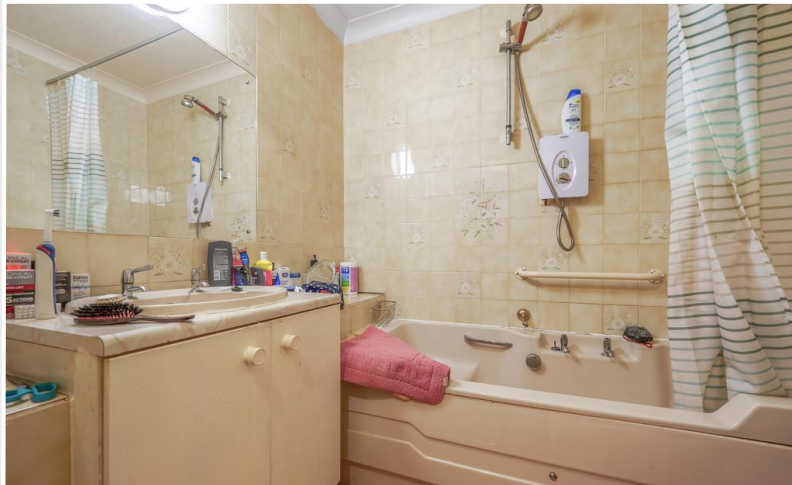
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual 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).



Bedroom



Bedroom



Bathroom

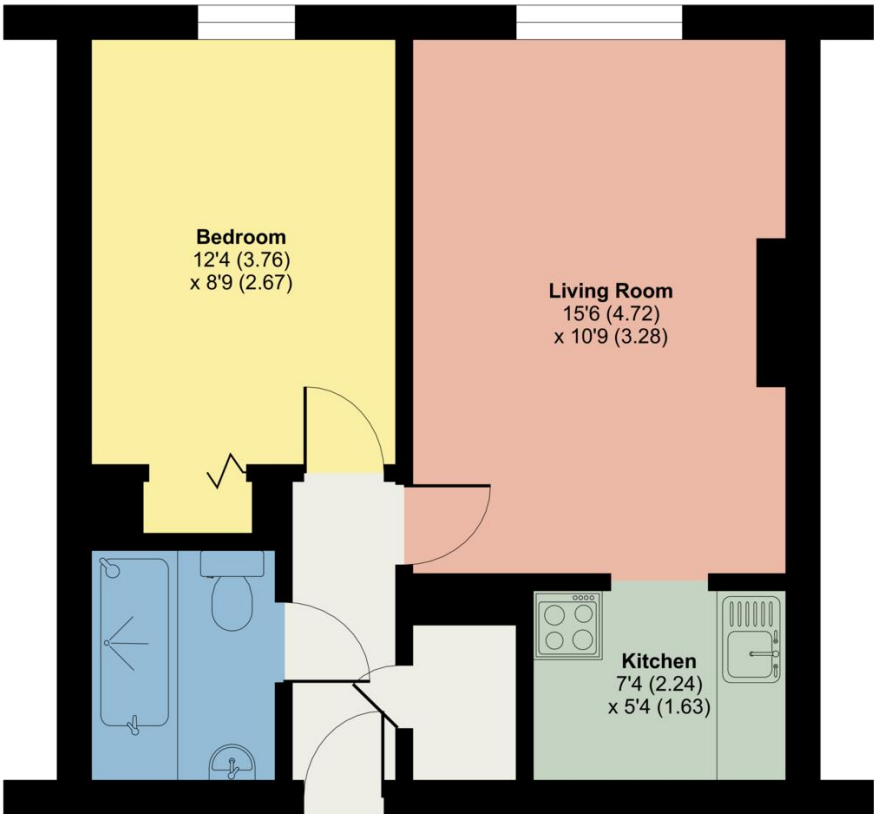


View to the rear

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

Approximate Area = 433 sq ft / 40.2 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 2024. Produced for Hackney & Leigh. REF: 1133722

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