



Grange-over-Sands

£35,000

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

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £35,000

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

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

Second Floor Apartment - 1

Bedroom Convenient location for town

1 Reception - 1 Bathroom

Pleasant views to the rear aspect

Communal Laundry and Lounge

Communal Garden

Guest Suite

Electric storage heaters

Superfast Broadband speed 62mbps available*



1



1



1



B



Superfast
Broadband



Car Park to rear

Property Reference: G2930



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen to Living/Dining Room

Description Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £35000

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 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 PLUS Service Charge approx £1,456.99 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).

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/12/2025.

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