



1 Strand Court The Esplanade, Grange-Over-Sands

In Excess of £79,000





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Situated in the heart of Grange this “over sixties” retirement accommodation offers a peaceful and convenient lifestyle for its residents.

This ground floor apartment features an open plan living area with a well appointed modern and contemporary kitchen. This particular property has the additional advantage of its own French door which give access to a patio area. The bedroom is double size and complete with fitted storage offering a contemporary feel. The shower room is stylish with well spaced modern fittings.

The appeal of the property is the low maintenance living, modern condition, and the convenience of the personal assistance alarms fitted throughout the apartment, ensuring peace of mind for residents. The part-time house manager is available to provide support and assistance when needed. Residents can enjoy the communal lounge and guest facilities fostering a sense of community and social interaction.

Outside the residents have the privilege of both front and rear communal grounds, providing ample space for outdoor relaxation.



A standout feature of this property is the private French door, that leads directly to a charming patio area bordered by established planting. The outdoor space offers residents the opportunity to unwind and soak-in the natural beauty of not only the Bay, but also the resident grounds.

This ground floor apartment offers a sought-after lifestyle for those looking to embrace the comfort of retirement living in a vibrant community setting.

Vacant Possession upon Completion" & "No Upper Chain".

Locality

"Distances: bus stop 200 yards; shop 200 yards; post office 200 yards; town centre 200 yards; GP 400 yards; social centre 400 yards."

Situated within a prominent position on the coastal front of the Esplanade. Heading into Grange passing the duck pond on your left, continue to the mini roundabout and Strand Court can be found on your immediate right.

Council Tax band: A

Tenure: Leasehold

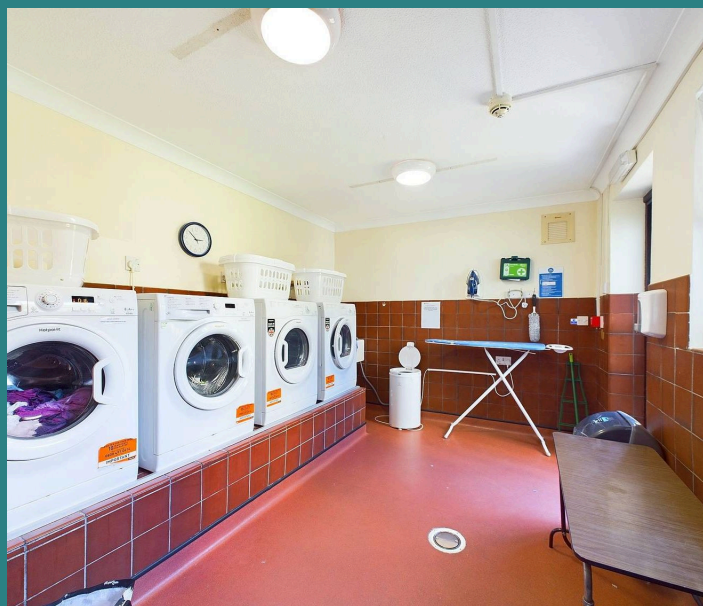
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

CHARGES

Ground Rent : £220/year

Service Charges: £2478.78/year





Living Room

Light and bright room with French door access to a patio which you have the use of. Central focal fireplace surround with space for an electric fire. Open aspect into the kitchen.

Kitchen

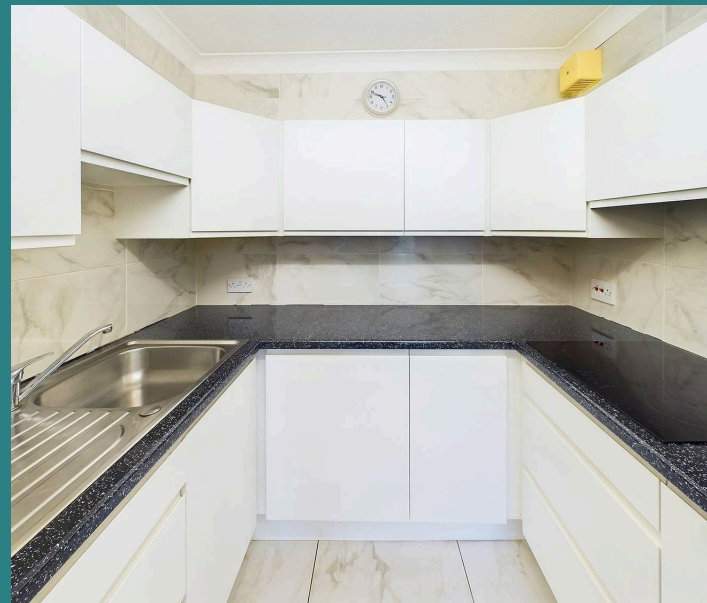
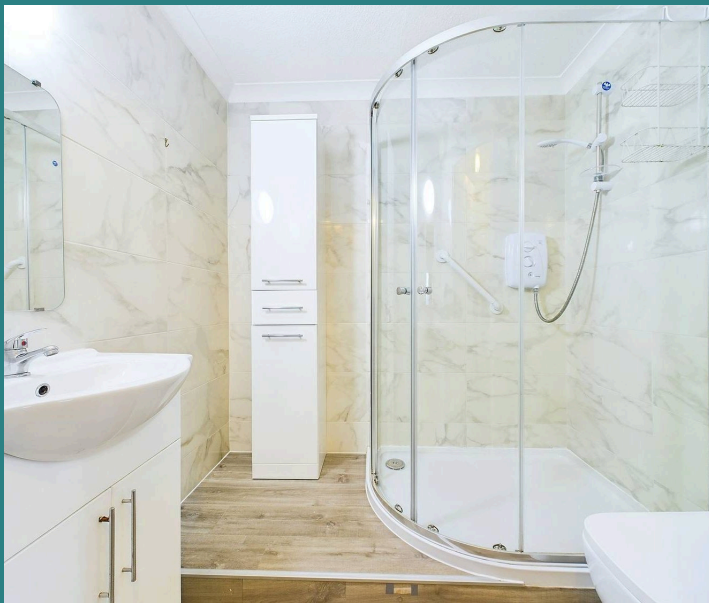
White fitted units with contrasting black worktops and white "marble style" floor, splash-back and wall tiles. Integrated fridge, ceramic hob, and stainless steel sink. Ample space for microwave, toaster, and kettle.

Bedroom One

Neutral décor, carpets / walls and large window. Featured wall lighting and large built-in mirrored wardrobe.

Shower Room

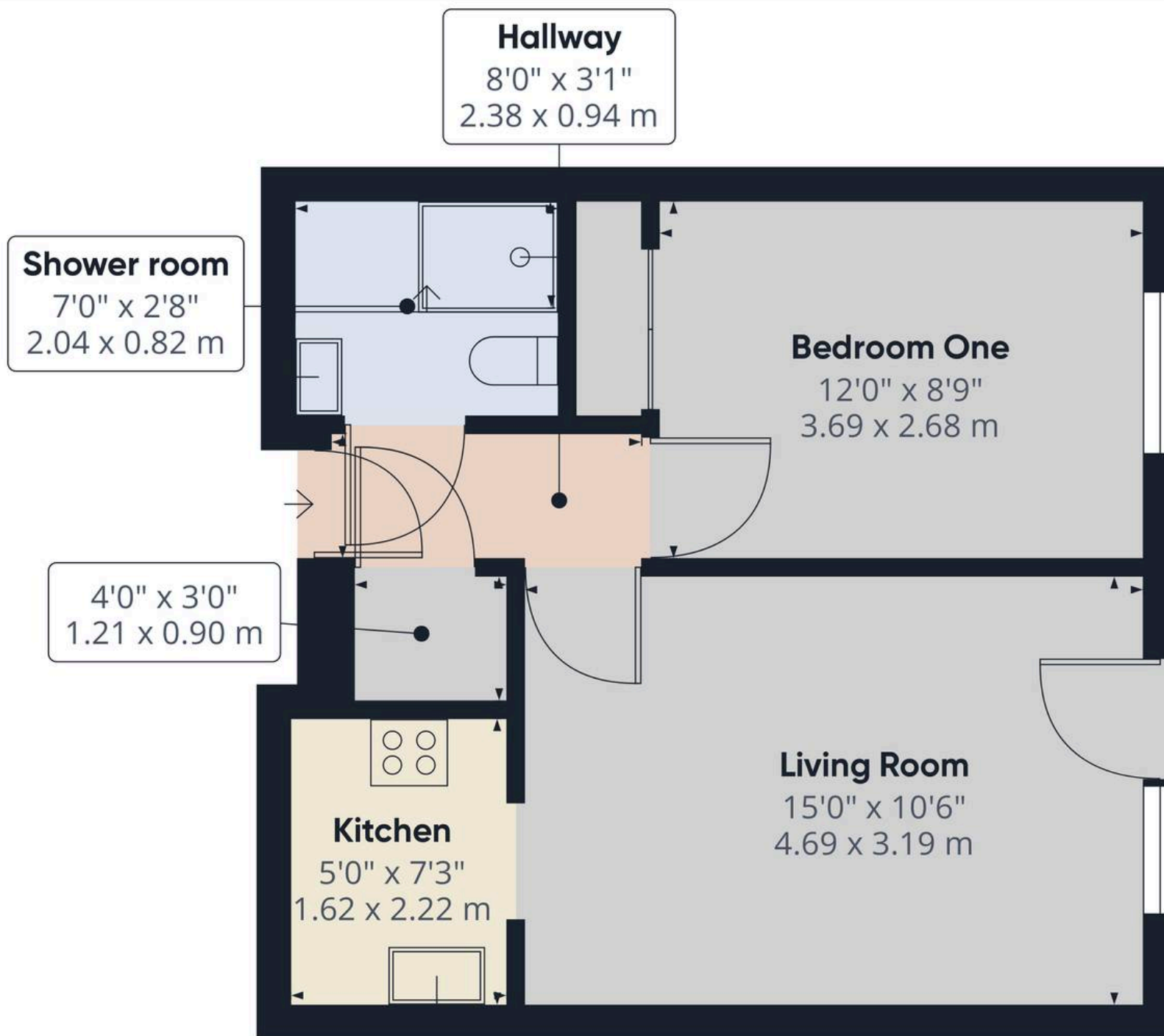
Modern and contemporary marble style panelled walls. Vinyl flooring. Shower cubicle, vanity sink, WC, and heated towel rail.



Garden

Use of the front and rear communal grounds. The property has added benefit of a private French door that leads directly to a small patio bordered with established planting.





Approximate total area⁽¹⁾

404.18 ft²

37.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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