



Flat 27, Grayrigge Court Kents Bank Road, Grange-Over-Sands
£90,000





Flat 27

Grayrigge Court Kents Bank Road, Grange-Over-Sands

Situated in the vibrant heart of Grange town, this centrally located over sixties retirement accommodation presents a rare opportunity to reside in a contemporary third-floor apartment boasting direct Bay Views. Featuring a well-appointed double bedroom with bay views and fitted storage, this property caters to both comfort and convenience. With an experienced house manager and property management team on hand, residents can expect to feel at ease. The property also offers maintained communal grounds, a seaview residents lounge, laundry facilities, electric lift to all floors and a guest suite for visiting friends and family. Safety and security are paramount, with key fob entry and the apartment is fitted with personal assistance alarms throughout. The apartment offers modern fitments, plenty of storage, an open-plan living area, which is seamlessly connected to the generously spaced kitchen, featuring newly styled fitments and a side window that flooding natural light into the kitchen.

The community atmosphere is further enhanced by the opportunity to socialise with neighbours in the delightful seaview residents lounge or while taking advantage of the laundry facilities. Experience the best of both worlds – the comfort of a modern home with stunning bay views and the serenity of outdoor spaces thoughtfully designed for relaxation and enjoyment. This property truly offers the quintessential retirement living experience in a bustling yet tranquil setting.



From the Esplanade, Grange-over-Sands head southwest on The Esplanade/B5277 towards Cross St. Turn right onto Cross Street then left onto Kents Bank Road and you will find Grayrigge Court on your right hand side. LA11 7HD

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Charges: Estate management fees £221.98 Service charges 6 monthly £1865 approx.

Living room

17' 6" x 10' 7" (5.33m x 3.23m)

Neutral yet tasteful decor. Space for lounging and dining. Impressive elevated bay views.

Kitchen

5' 6" x 7' 4" (1.68m x 2.24m)

Modern and well equipped fitted kitchen benefitting from having an electric oven/hob and space for a full 60cm fridge freezer.

Bedroom

14' 3" x 8' 9" (4.34m x 2.67m)

Spacious, neutral decor benefitting from bay views and fitted storage.

Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

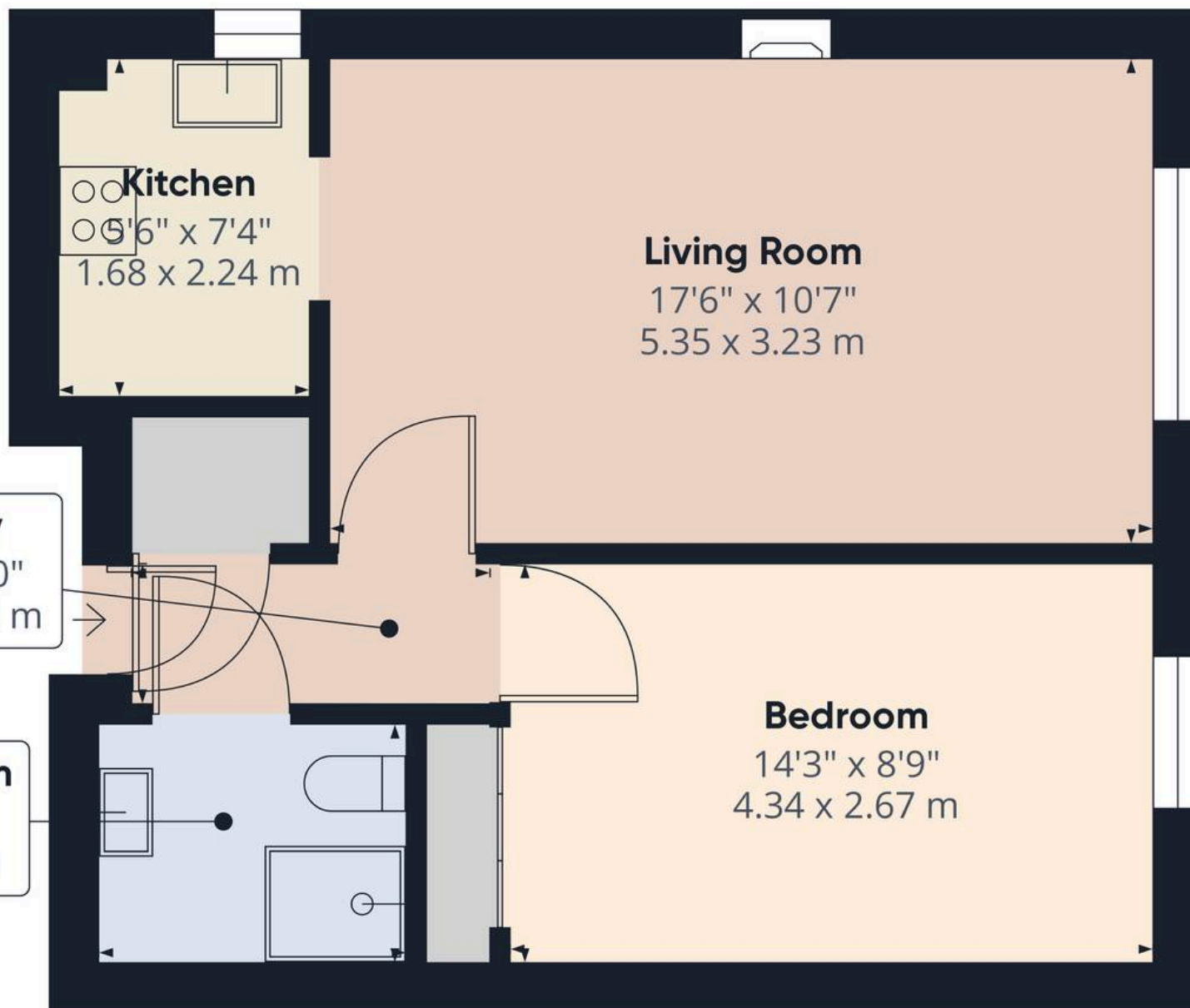
Modern bright and light fitted contemporary shower room suite. Benefitting from a vanity shower cubicle, W.C, panelled walls, spot lighting and a chrome ladder radiator.



Garden

Beyond the confines of this exquisite apartment, residents can enjoy the serenity and beauty of the outdoors in the meticulously landscaped gardens. The outdoor space offers a tranquil retreat. Parking is at request only and based on a first come first serve basis.





Approximate total area⁽¹⁾

436.58 ft²

40.56 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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