



## Grange-over-Sands

£90,000

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

Lovely 1 bedroom Ground Floor Retirement Apartment with the added bonus of a patio door to the front and the delightful communal gardens.

The Apartment comprises Hall with cloaks cupboard, Living/Dining Room, Kitchen, Double Bedroom and Shower Room.

### Quick Overview

Ground Floor Retirement Apartment - 1  
Bedroom  
1 Reception - 1 Shower Room  
Convenient Location for amenities  
External Patio Door  
Purpose built retirement complex  
Communal Lounge  
Communal Garden  
Guest Bedroom  
Laundry Room  
Superfast Broadband speed 80mbps available\*



1



1



1



C



Superfast  
Broadband



Car Park to rear

Property Reference: G3006



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Bedroom

**Description** 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 Apartment is neatly presented with the benefit of an inviting Residents' Lounge, Guest Bedroom, Communal Laundry, Car Park to the rear and Communal Gardens.

No 5. is on the sought after Ground Floor, with a front facing position and direct access out into the attractive Communal Gardens. This Apartment is neatly presented with Lounge, Kitchen, Double Bedroom and Shower Room and benefits from the addition of Rointe heaters.

The Lounge/Dining Room is spacious enough for both Living and Dining furniture and has an Adam style fire place with electric point and benefits from direct access to the communal grounds. The Kitchen is furnished with a range of white wall and base units and incorporates the single drainer stainless steel sink unit. Under counter fridge, electric oven and hob. The double Bedroom has a recessed wardrobe with mirrored folding doors and a pleasant outlook into the grounds towards Morecambe Bay. The Shower Room is generously proportioned and tiled with white suite comprising WC, wash hand basin and corner shower enclosure.

There is not a specific designated parking space with this property but there are car parking spaces to the rear which can be used.

**Location** Grange is a small friendly town with a population of just over 4000 residents and is popular with residents and holiday makers alike. Conveniently located just 20 minutes from the M6 motorway and with amenities such as Medical Centre, Library, Post Office, Railway Station, Shops, Cafes/Tea Rooms etc the town is well served. The picturesque, mile long level Edwardian Promenade, Ornamental Gardens and Band Stand are close by.

To reach the property from our Hackney and Leigh Office proceed up the hill 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. (No designated spaces).

**Accommodation (with approximate measurements)**

Hall

Lounge/Dining Room 17' 4" x 10' 6" (5.28m x 3.2m)

Kitchen 7' 3" x 5' 5" (2.21m x 1.65m)

Bedroom 14' 0" x 8' 8" (4.27m x 2.64m)

Shower Room

**Services:** Mains electricity, water and drainage. Electric heating with Rointe heaters. Communal laundry, guest suite available by prior booking. 'Daytime Manager' and out of hours 'careline' system.

**Tenure:** Leasehold. Subject to a 125 year lease commencing 1st July 1987. (TBC) Vacant possession upon completion

\*Checked on <https://checker.ofcom.org.uk/> 04.11.23 not verified.

**Service Charges:** The Ground Rent amounts to £245 per annum and is paid in 2 instalments of £122.50 & the Service Charge is £4370 per annum which is paid in 2 instalments of £2185.

**Council Tax:** Band B. Westmorland and Furness Council.

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

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



Bedroom



Shower Room



Residents Lounge



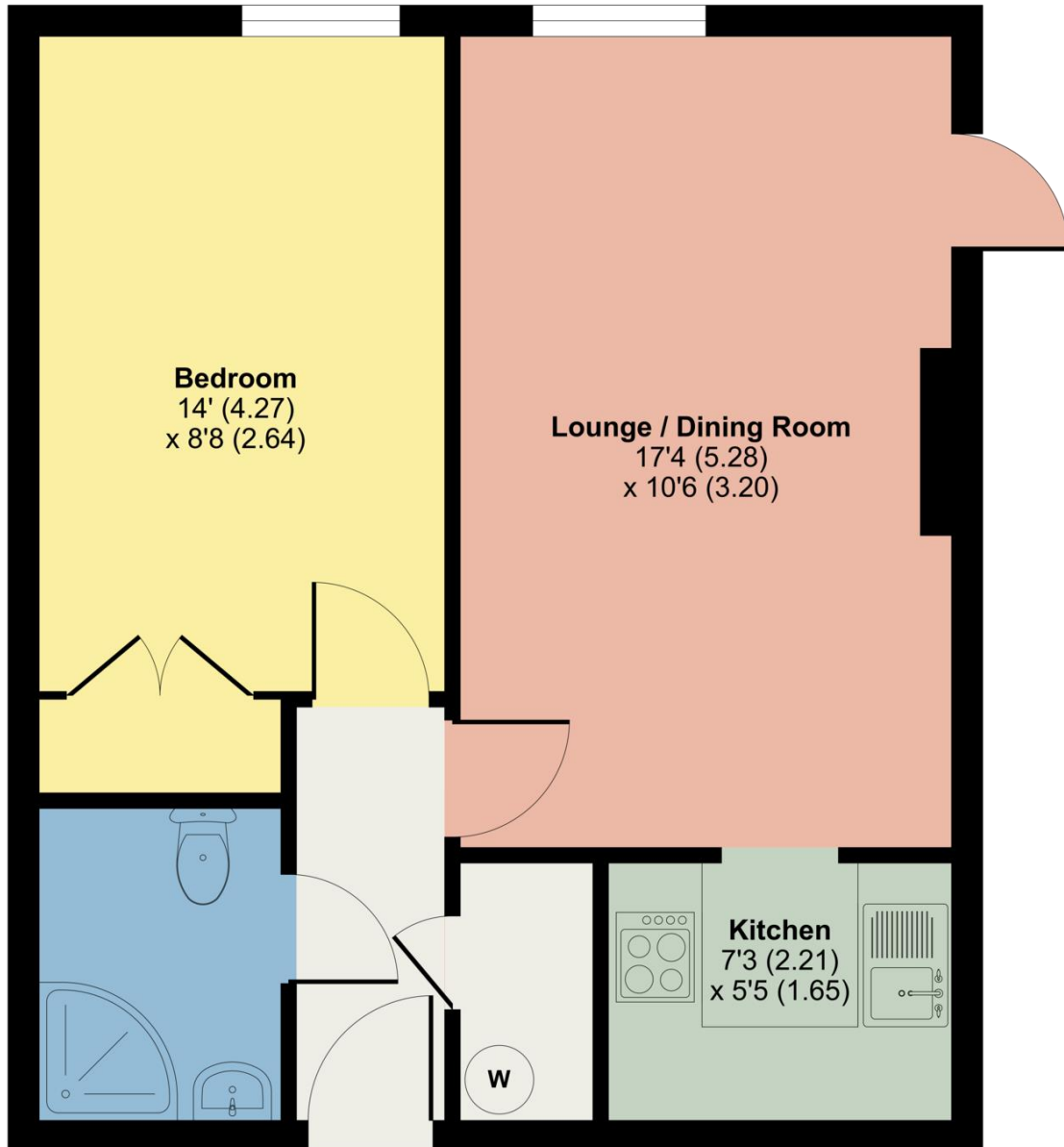
Communal Gardens



# Grange-Over-Sands, LA11

Approximate Area = 452 sq ft / 41.9 sq m

For identification only - Not to scale



## GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1211036

A thought from the owners...

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