



# Grange-over-Sands

£100,000

51 Hampsfell Grange, Grange-over-Sands, Cumbria, LA11 6AZ

Welcome to this delightful opportunity to embrace serene retirement living in the heart of Grange-Over-Sands with the amenities on the doorstep. This larger-than-average 1 Bedroom Apartment is nestled on the second floor of a well-maintained building, complete with the convenience of a lift, ensuring easy access for all residents.

## Quick Overview

- Well Proportioned Retirement Apartment
- Spacious and light
- Purpose built retirement complex for over 55's
- Spacious Bedroom with Dressing Area
- Pleasant outlook
- Close to the Towns many amenities
- Residents Lounge, Laundry Room & En-Suite
- Guest Bedroom
- No Upper Chain
- Contents available
- Superfast Broadband



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Superfast  
Broadband



Car Park on a first  
come first served  
basis

Property Reference: G3018





Lounge



Lounge



Lounge



Dining Area/Kitchen

This well presented, spacious and sunny apartment is certainly different from the 'norm' and should be viewed to appreciate the size and not dismissed as a regular retirement apartment. Well presented throughout with views over the car park (to watch all the comings and goings!) towards Eggerslack Woods. Hampsfell Grange is a purpose built retirement complex created in 1997 to a high standard by McCarthy & Stone with amenities on site such as Residents Lounge, Lift, Communal Gardens, Laundry & En-Suite Guest Bedroom (available by booking) with the additional security of an emergency assistance line in each room. No.51 also has the added advantage of a remote Tunstall main door entry control box. From vacating the lift or climbing the wide tread return stairs, the internal hallway leads to the second floor apartments. Step inside to the spacious entrance hall which provides access to all rooms and has a storage cupboard off which houses the hot water cylinder. Rointe electric heater and wall mounted door entry phone. The Lounge is spacious and inviting, perfect for relaxing or entertaining guests. The room is bathed in natural light from the good sized window which looks out over the car-park towards Eggerslack Woods. There is ample space for living and dining furniture and there is an attractive Adam style fireplace with Dimplex electric stove. Rointe electric heater and double, glazed doors to the Kitchen where there are fitted wall and base units incorporating the single drainer stainless steel sink unit and part tiled walls. Built-in Beko oven, Hotpoint hob and cooker hood over. Freestanding Lec fridge included in the sale. Creda wall heater and views to the rear aspect. The generously sized bedroom is a true sanctuary, offering plenty of space for your furnishings and personal touches. The additional dressing area has a Creda night storage heater and built-in wardrobes, which means storage is never a concern, allowing you to keep your living space clutter-free. The Bathroom has a 3 piece coloured suite and comprises bath with Supajet power shower over and shower screen, vanity wash hand basin with fixed mirror and shaver point over and WC. Tiled walls, Creda wall heater and heated towel rail.

Residents of this retirement community benefit from a range of amenities, including beautifully landscaped communal gardens with the car park facilities being on a 'first come, first served' basis. Social activities and gatherings are regularly organised in the communal lounge, fostering a sense of community and companionship. This charming apartment is more than just a home; it's a lifestyle choice, offering comfort, convenience and community. Don't miss the chance to make this your new home in Grange-Over-Sands.

**Location** Located centrally within the popular town of Grange over Sands which boasts Railway Station, Medical Centre, Library, Post Office, Shops, Cafes & Tearooms and of course the picturesque Edwardian Promenade and Ornamental Gardens.

To reach the property, proceed up Grange Main Street and bear right at the mini-roundabout. At the crossroads turn right and follow the road around, turning left in front of the Parish Church. Take the next left into the car-park at the rear. Lift or stair access to the first and second floors available.



What3Words:  
tricycle.reputable.expensive (<https://what3words.com>)

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Sitting Room** 23' 7" max x 10' 5" max (7.2m max x 3.2m max)

**Kitchen** 7' 10" max x 7' 6" max (2.4m max x 2.30m max)

**Bedroom** 15' 7" max x 9' 1" max (4.76m max x 2.79m max) + 8'3" x 7'10" (2.50m x 2.40m) plus wardrobes

**Bathroom**

**Tenure:** Leasehold subject to a 125 year lease dated the 1st February 1998.

**Service Charge and Ground Rent:** The service charge includes repairs and maintenance of the building, including window cleaning, lift, fire systems, laundry room and cleaning of the lounge and communal areas. Building Insurance, water and sewerage rates and House Managers costs. Paid in two halves in March and September and amounts to £33116 per annum for the period 2024/25. The Ground Rent is £551.34 per annum payable in two halves.

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

**Conservation Area:** Hampsfell Grange is located within Grange Conservation Area.

**Services/Utilities:** Mains electricity, water and drainage. 2 Rointe electric heaters and 1 Creda night storage heater.

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

**Viewing Arrangements:** Strictly by appointment with Hackney & Leigh.

**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).



Kitchen



Bedroom



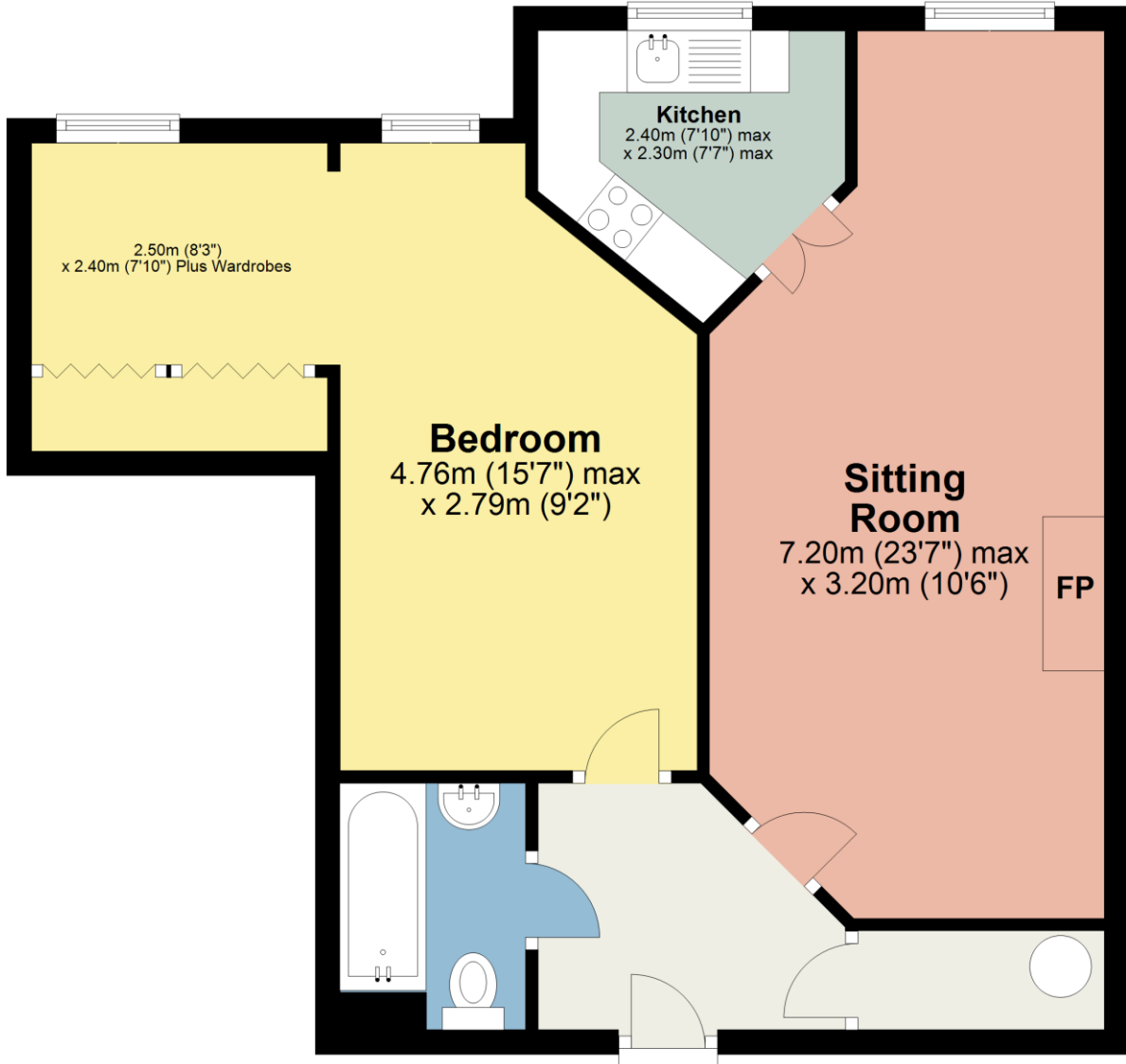
Bedroom



Dressing Area

# Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



**Total area: approx. 55.4 sq. metres (596.3 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

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