



## Grange-over-Sands

Guide Price £165,000

11 Abbotsford House, Kentsford Road, Grange-over-Sands, Cumbria , LA11 7AP

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

This spacious character filled, second-floor apartment offers delightful views over rooftops towards Morecambe Bay and features two generously sized double bedrooms, perfect for comfortable living. A good sized Reception/Dining Hall, Sitting Room and Kitchen plus a large, convenient store cupboard provides excellent additional storage. The apartment benefits from gas central heating and double-glazed windows throughout for year-round efficiency and comfort. While some upgrading is required, it offers a wonderful opportunity to tailor the space to your own tastes.

Outside there are Communal Grounds, 1 allocated parking space plus visitor parking. No Upper Chain.

### Quick Overview

Lovely views towards Morecambe Bay  
Bright and airy  
Deceptively spacious  
Well tended communal gardens  
Two double bedrooms  
No upper chain  
Gas central heating  
Double glazing  
Private Parking and Visitor Parking  
Superfast Broadband



2



1



2



E



Superfast  
Broadband



Designated  
Parking

Property Reference: G3154





Reception/Dining Hall



Sitting Room



Sitting Room



Kitchen

## Accommodation (with approximate measurements)

### Shared Entrance Hall

**Reception/Dining Hall** 11' 8" x 9' 6" (3.56m x 2.91m)

**Store Room** 10' 1" x 7' 9" (3.09m x 2.37m) with some limited head height

**Sitting Room** 14' 6" x 12' 5" (4.42m x 3.80m)

**Kitchen** 12' 5" x 9' 6" (3.79m x 2.92m)

**Bedroom 2** 13' 10" x 11' 1" (4.23m x 3.38m) with some limited head height

**Shower Room** 5' 1" x 4' 9" (1.57m x 1.46m)

**Bedroom 1** 10' 5" x 9' 7" (3.18m x 2.93m)

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

### 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.

**Disclaimer:** 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 [04/11/2025].



Bedroom 2



Bedroom 1



Shower Room



Communal Grounds



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

74 m<sup>2</sup>

798 ft<sup>2</sup>

Reduced headroom

10.6 m<sup>2</sup>

114 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 04/11/2025.

Request a Viewing Online or Call 015395 32301