

## Grange-Over-Sands

**£70,000**

8 Abbotsford House  
Kentsford Road  
Grange-Over-Sands  
Cumbria  
LA11 7AP

Abbotsford is a fine Victorian Property, formerly 2 substantial houses converted into flats in the early 1970's, constructed of Limestone and covered with Lakeland Slate being situated in a quiet area of Kents Bank. Number 8 is now in need of a complete refurbishment programme throughout but offers a splendid opportunity for its new owners to have their own bespoke home/investment property.

Comprising Hallway, Living Room with Dining, Box Room, Kitchen, Shower Room and Double Bedroom whilst to the outside there is Designated and Visitor Parking.

Property Ref: G2310







Lounge

**Location:** Abbotsford House is approximately 1.4 miles from Grange-over-Sands. To reach the property proceed through Grange-over-Sands along the Esplanade, past the Fire Station, up Risedale Hill with Cartmel Grange Nursing Home on the right hand side (the large pink building!). Take the next left, after the 'Oversands View' development, into Carter Road, follow the road until you see 'Abbotsford' on the right. To enter the flat, proceed to the rear of the building to a communal entrance and follow the stairs to the 2nd floor. Flat 8 can be found on the left.

#### Accommodation (with approximate measurements)

**Hallway** with glass panelled internal 'wall', stairs down to Bedroom and doors to Shower Room and Lounge. Telephone point.

**Shower room** having a 3 piece suite comprising low flush WC, corner shower unit and pedestal wash hand basin. Loft hatch.

**Living Room** 14' 7" x 12' 6" (4.44m x 3.81m) the 'Dining' area (9'10" x 7'9" - 3.00 x 2.29) has a part pitched roof with built in box room, leading to the 'main' room, being good sized with sash window, TV and telephone points. Defunct Baxi 'Bermuda' gas fire/central heating boiler and small staircase leading up to:-

**Kitchen** 12' 9" x 9' 9" (3.89m x 2.97m) requiring a total upgrade but currently comprising wall and base units, work surfaces incorporating sink unit, shelving and space and plumbing for washing machine. Velux

roof light with secondary double glazing and internal glass 'wall'.

From the Hallway a small staircase leads down to :-

**Bedroom** 12' 8" x 9' 9" (3.86m x 2.97m) a double room with sash window and 2 built in cupboards, 1 housing the lagged hot water cylinder tank.

**Outside:**

**Parking** designated Parking space and visitor Parking.

**Services:** Mains water, gas, electricity and drainage.

**Tenure:** Leasehold for a term of 999 years. Abbotsford Flats Ltd is the Freeholder consisting of all the individual flat owners and is responsible for building insurance, management and upkeep of the building, communal garden and common parts. The Service Charge for 2017/18 is £798.12

**Council Tax.** Band A. South Lakeland District 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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £500 per calendar



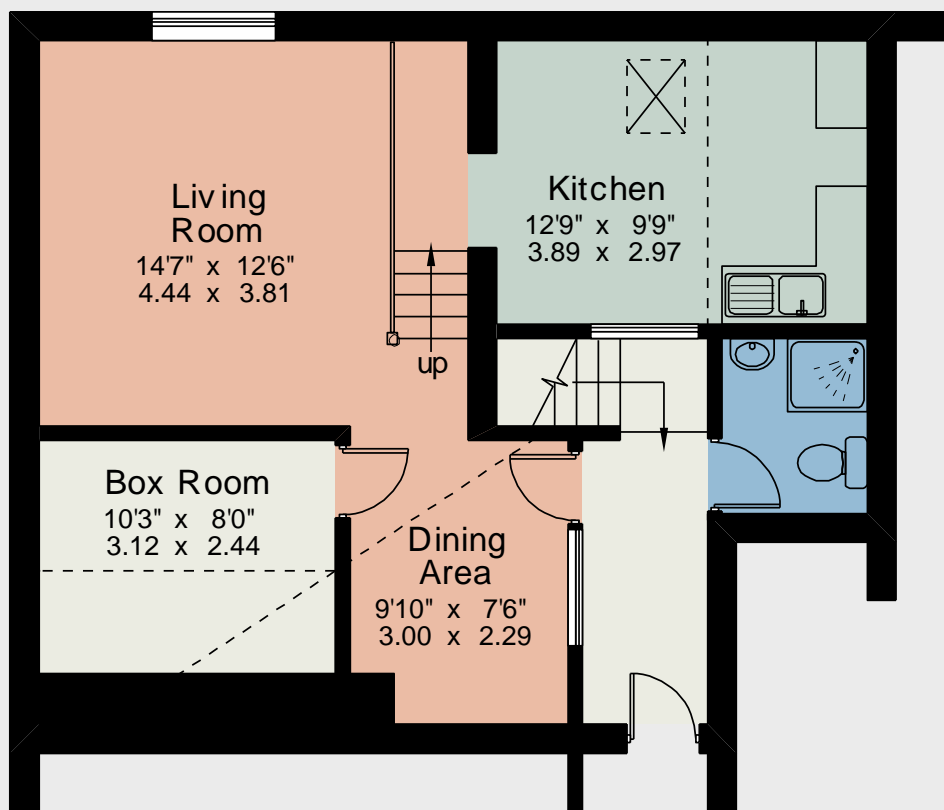
Kitchen

month (when re-furbished). For further information and our terms and conditions please contact our Grange Office.

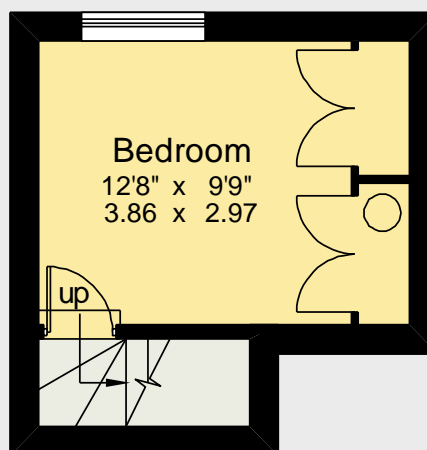
This property can only be used as a private dwelling house. Residential lettings for a minimum of six months are permitted, but holiday lettings are not.

**Note:** Please note that we have not tested any appliance, installation or apparatus and cannot vouch for the condition thereof. Nor have we carried out a survey of the property. Prospective purchasers must make their own inspections and obtain any reports on condition which may be required.

#### VIEWING NOTES



Upper Level



Lower Level

Approx Gross Floor Area = 758 Sq. Feet  
= 70.27 Sq. Metres

For illustrative purposes only. Not to scale.

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.