



# Grange-over-Sands

**£110,000**

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

27 Strand Court is a unique Apartment within this purpose built retirement development. Superb Bay views with larger than average Living/Dining Room, Hallway, Kitchen, Double Bedroom, Bathroom and ample Storage. Communal Lounge, Laundry, Gardens and Guest Suite.

No Upper Chain.

## Quick Overview

- Second Floor Apartment - 1 Double Bedroom
- 1 Reception Room - 1 Bathroom
- Larger than average Living Space
- Wonderful Bay Views
- Convenient location for Town
- Communal Gardens
- Communal Lounge and Laundry
- Guest Suite
- No upper chain
- Superfast Broadband available\*



1



1



1



D



Superfast  
Broadband



Car Park to rear

Property Reference: G2935



Living Dining Room



Living Dining Room



Living Dining Room



Kitchen

**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 building is well presented and maintained with an inviting Residents' Lounge, useful Communal Laundry, Car Park, Gardens and Guest Bedroom by reservation.

27 Strand Court is unique in that it was originally a 2 bedroom Apartment but has been altered in recent times to significantly increase the living space by foregoing the second Bedroom. The previous owner preferred this arrangement as it has not only increased space it has hugely increased light. It could however, with not too much work, be reverted back to a 2 Bedroom Apartment if preferred. The Apartment is neatly presented throughout.

The Shared Entrance leads to the stair or lift access to all floors. The private Entrance door opens into the Hallway with several, good sized large storage cupboards. One in particular could almost accommodate a small desk! There is also room for a desk or 'study corner' in the Hallway. The Lounge is now very spacious indeed being 'L' shaped with a dual aspect and 3 windows which enjoy incredible views towards Morecambe Bay and the fells beyond. There is an electric fire with white fire surround.

An archway leads to the Kitchen which is fitted with and attractive range off cream wall and base cabinets with stainless steel sink unit, electric oven, ceramic hob, plumbing for washing machine and integrated fridge freezer. Window with rear aspect.

The Bedroom is a well proportioned double room with generous recessed mirror fronted wardrobes and similar, superb bay views. The Bathroom is tiled with a coloured suite comprising bath with shower over, low flush WC and wash hand basin.

Outside there are well tended Communal Grounds and Car Park - on a first come first served basis.

**Location** Just a short walk to the amenities such as Medical Centre, Library, Post Office, Shops, Cafes and Tea Rooms - the level, picturesque, Edwardian, mile long Promenade, Ornamental Gardens and Bandstand are close-by.

To reach the property proceed up Main Street 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)

### Hallway

**Living/Dining Room** 19' 6" max x 14' 1" max (5.94m max x 4.29m max)

**Kitchen** 7' 3" x 6' 10" (2.21m x 2.08m)

**Bedroom** 14' 0" x 9' 0" (4.27m x 2.74m) inc wardrobes

### Bathroom

**Services:** Mains water, electricity and drainage. Electric storage heaters.

**Tenure:** Leasehold. Subject to a 125 year lease dated 1st July 1987. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 29.5.24 not verified

**Management Charges:** Ground Rent of £274.46 per annum. Service Charge for 24/25 is £4957.50 per annum paid in 2 installments - March and September.

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

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

### What3words:

<https://what3words.com/office.grafted.credited>

**Conservation Area:** This property is situated within Grange Conservation Area.

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

**Anti-Money Laundering Regulations:** 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).



Bedroom



Bathroom



Views

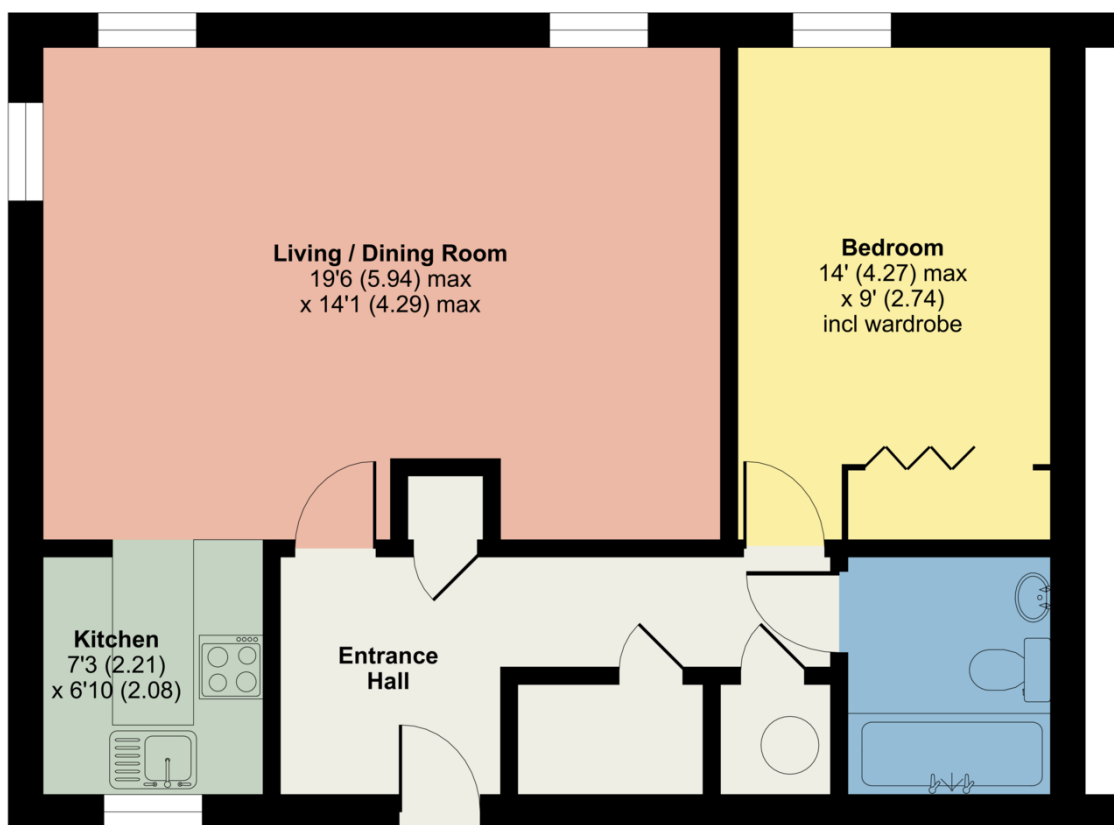


Views

# Strand Court, The Esplanade, Grange-Over-Sands, LA11

Approximate Area = 623 sq ft / 57.8 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1137858

A thought from the owners - "the views have given hours of pleasure watching the ever changing patterns and light on the sands".

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 05/06/2024.

Request a Viewing Online or Call 015395 32301