



## Grange-over-Sands

£223,000

1 Rufford Drive, Grange-over-Sands, Cumbria, LA11 6DQ

Superb, beautifully finished, spacious and light, 2 Bedroom, Ground Floor Apartment with wonderful Bay Views, extensive outdoor space, Parking and Garage! Book a viewing now!

Comprising Porch, Lounge, Dining Kitchen, 2 Double Bedrooms, Garage and Garden. Viewing is highly recommended.

No Upper Chain.

### Quick Overview

Ground Floor Apartment - 2 Double Bedrooms  
1 Reception Room - 1 Bathroom  
Immaculately presented  
Lovely views towards Morecambe Bay  
Convenient Location  
Modern Kitchen and Bathroom  
Extensive, low maintenance outdoor space  
Garage and Parking  
No upper chain.  
Superfast Broadband available\*



2



1



1



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Superfast  
Broadband



Garage and  
Parking Space

Property Reference: G2954



Lounge



Dining Kitchen



Bedroom 1



Bedroom 2

**Description** 1 Rufford Drive is a super example of a well maintained and beautifully presented Ground Floor Apartment. Light, bright, clean and modern this property has a 'new home' feeling! Beautifully presented, spacious, light, views, low maintenance sunny outdoor space, Parking and Garage we really do not anticipate this property hanging around too long. It will certainly have a broad appeal. First time buyers perhaps, investors or maybe the lock-up and leavers.

This property was refurbished in 2023 and benefits from new Kitchen, Bathroom, heating and electrical wiring etc. The uPVC front door opens into the Entrance Porch which has the first glimpses of Morecambe Bay. Useful area for shoes and coats too. The front door opens into the spacious, dual aspect Lounge with attractive, wood effect, herringbone, Amtico? flooring and lovely partial views towards Morecambe Bay. The Inner Hall leads to the 2 Bedrooms, Bathroom and Kitchen. The Dining Kitchen is spacious with large front window enjoying more partial bay views - a treat to wash up! The Kitchen is furnished with a very attractive range of soft close, shaker style 'greige' wall and base cabinets with white quartz work-surface with deep sink. Integrated washing machine and 'NEFF' dishwasher. Built in oven, microwave, 5 burner gas hob and space for large fridge freezer. Door to Side Entrance Vestibule and external side door.

Both Bedrooms are good doubles with rear aspects. The Bathroom is modern and tiled with striking, white subway tiles. The 3 piece white suite comprises bath with shower over, wash hand basin on contemporary vanity unit, WC and chrome ladder style radiator. Wood effect ceramic floor tiles.

Externally the Gardens are quite extensive yet largely low maintenance. The outside space extends to the front and side and is mainly paved and is surrounded by an attractive, deep and colourful, raised border the front Garden which catches the sun for most of the day. There are 2 Garages to the rear of the property and the Single Garage to the right hand side belongs to No.1 and has power, light, up and over door and window. A Parking space for one car is directly in front of the Garage. There is a shared side aspect with steps which leads to the Garden belonging to Flat 2 and the Garages.

**Location** Not too far from the excellent Primary School or centre of Grange where amenities such as Medical Centre, Railway Station, Library, Post Office, Shops, Cafes etc can be found not forgetting the picturesque Edwardian Promenade, Band Stand and Ornamental Gardens! Grange really does have something for everyone. Rufford Drive is just far enough up the 'Fell Road' to enjoy some wonderful views towards Morecambe Bay.



To reach the property proceed up Main Street and bear right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road and take the fifth right into Rufford Drive. The Garage on the right hand side with Parking space in front belongs to No. 1 Rufford Drive. Steps lead down to the side entrance door.

#### Accommodation (with approximate measurements)

##### Porch

Lounge 14' 11" x 12' 4" (4.55m x 3.76m)

Dining Kitchen 18' 3" x 9' 2" (5.56m x 2.79m)

##### Bathroom

Bedroom 1 12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom 2 12' 4" x 8' 10" (3.76m x 2.69m)

##### Garage

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated the 14th February 1980. Vacant possession upon completion. No upper chain.

\*Checked in <https://checker.ofcom.org.uk/> 05.07.24 not verified\*

**Service Charges:** The Ground Rent is a peppercorn. There are no Service Charges. Works are done on an 'as and when basis' and split between the 2 flats.

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

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

**Conservation Area:** The property is located within Grange Over Sands Conservation Area.

**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 £775 – £825 per calendar month. For further information and our terms and conditions please contact our Grange Office.

#### 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).



Bathroom



Front Garden



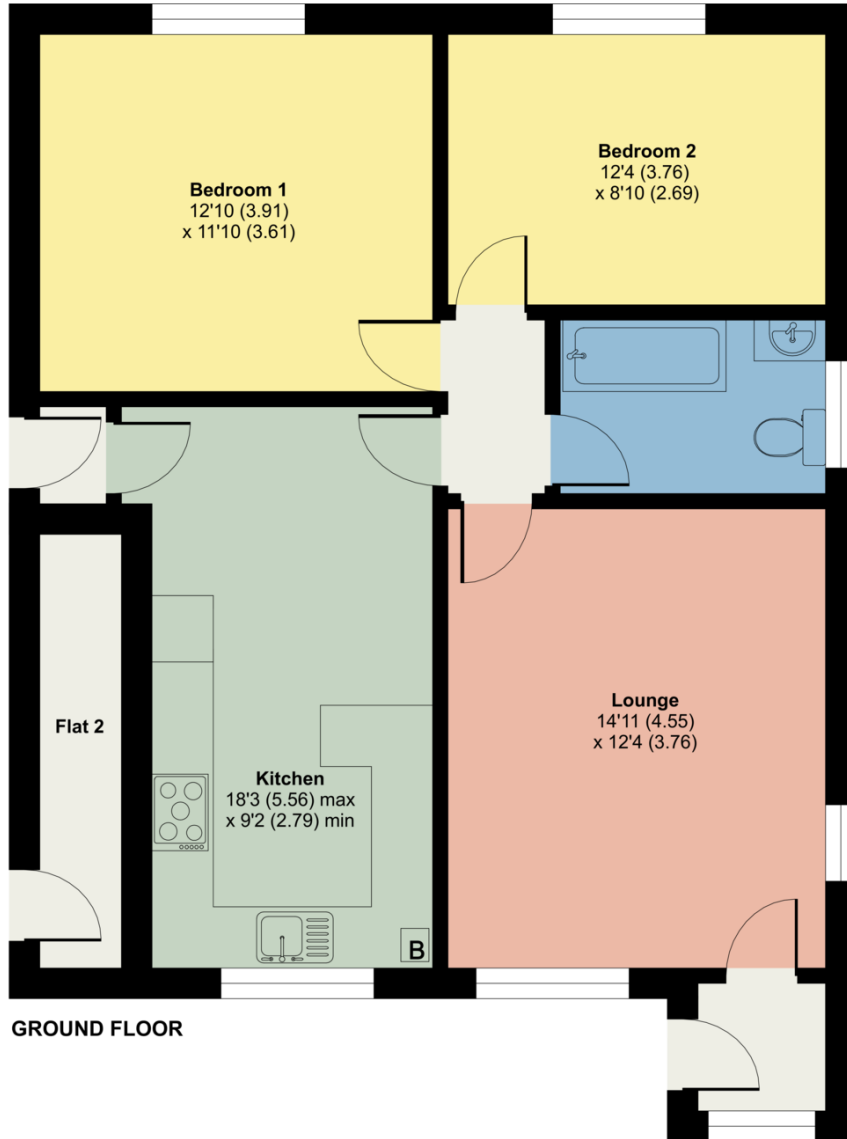
View from Kitchen



# Rufford Drive, Grange-Over-Sands, LA11

Approximate Area = 746 sq ft / 69.3 sq m (Excludes Entrance To Flat 2)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Hackney & Leigh. REF: 1154544

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