



Grange-over-Sands

£135,000

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

What a super flat! With the fair amount of competition out there for Retirement Apartments this one may be easy to overlook. Our advice would be to definitely not miss it!

We think this will appeal firmly at the top of many Retirement Apartment searches!

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.

This excellent, Ground Floor Apartment is very spacious, filled with natural light, boasts an enviable, convenient location, pleasant views, neutral decor, the all important, sought after 2 bedrooms and it even comes with its own little slice of sunny outdoor space! Perfection!



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Ultrafast
Broadband



Car Park available

Quick Overview

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious, modern Shower Room
- Convenient access to town
- Bright and sunny aspect
- Some pleasant views
- Small outdoor seating area
- Neatly presented
- No upper chain
- Ultrafast broadband - Fibrus

Property Reference: G3104



Living/Dining Room



Living/Dining Room



Kitchen



Outdoor Seating Area

The shared Entrance leads in to the Communal Reception Area and the private front door for No.6 is directly opposite and opens in to the welcoming and spacious Hallway with useful, storage cupboard housing the water pressure system with access to all rooms.

The Lounge/Dining Room is sunny and well proportioned with space to accommodate a small dining table along with lounge furniture. There is an attractive, glass fronted electric fire with cream surround (removable). Glazed door to the rear provides access to the small but charming, private seating area. A lovely sunny spot from which to watch the world go by and enjoy the outlook into the town. Glazed doors lead in to the Kitchen. The Kitchen enjoys a lovely view of the nearby church and is well equipped with light 'wood' wall and base cabinets. Stainless steel sink, slimline dishwasher, electric oven, ceramic hob, microwave and fridge freezer.

Bedroom 1 is a very spacious double bedroom with front aspect and built in, mirror fronted wardrobes. Bedroom 2 is a second double bedroom with front aspect. The Shower Room has tiled walls with walk-in double shower enclosure, WC and pedestal wash hand basin.

The outdoor seating area is walled and paved and spacious enough for a bistro table and some pot plants - a real bonus!

Location Located centrally within the popular town of Grange over Sands with amenities including Railway Station, Medical Centre, Library, Post Office, Shops, Cafes & Tearooms and of course the picturesque, level, mile long Edwardian Promenade, Band Stand, Duck Pond 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 - www.what3words.co.uk/tricycle.film.nerves

Accommodation (with approximate measurements)

Hall

Lounge / Dining Room 17' 5" x 11' 1" (5.31m x 3.38m)

Kitchen 8' 11" x 5' 6" (2.72m x 1.68m)

Bedroom 1 15' 5" x 9' 2" (4.7m x 2.79m)

Bedroom 2 11' 5" x 8' 8" (3.48m x 2.64m)

Shower Room

Services: Mains water, electricity and drainage. Heating is via electric storage heaters.

Tenure: Leasehold. Subject to the remainder of a 125 year lease dated the 01.02.1998
No upper chain.

Council Tax: Band D. Westmorland and Furness Council.

Management Charges: 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 approx £4674 per annum for the period 2025/2026. The Ground Rent is approx £642 per annum payable in two halves.

Viewings: Strictly by appointment with Hackney & Leigh.

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

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).



Shower Room



Bedroom 1



Bedroom 2



Communal Lounge

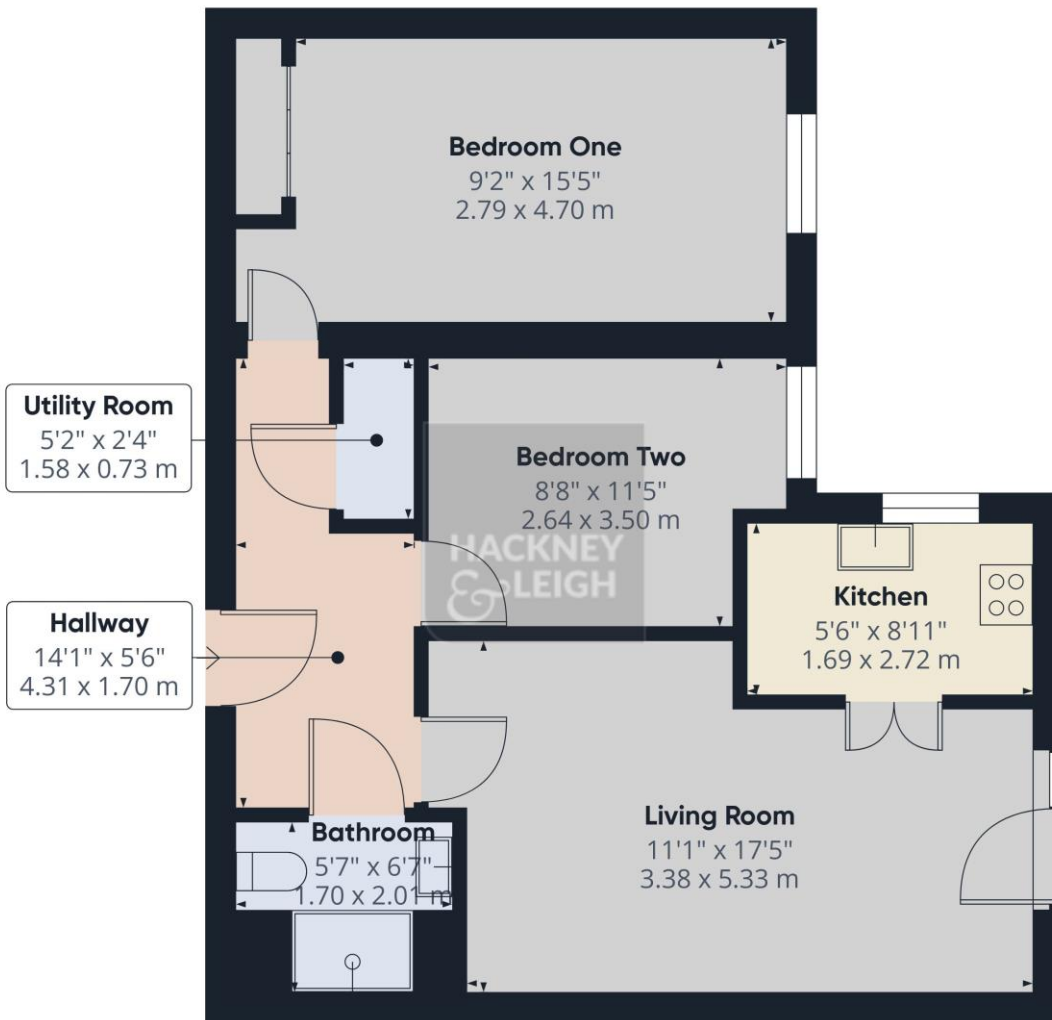
Approximate total area⁽¹⁾
597 ft²
55.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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