



18 Strand Court The Esplanade, Grange-Over-Sands

Guide Price £120,000





Strand Court is a purpose built retirement complex built by McCarthy & Stone, with easy access to the town centre and the amenities it has to offer. The complex itself, split over three levels with staircases and lifts to each floor benefits from a part-time House Manager and 'on-call care line' and is neatly presented with inviting Residents' Lounge, Guest Bedroom, Communal Laundry, Parking and Gardens.

Apartment 18 itself is situated on the First Floor and is located at the front of building with a superb outlook over Morecambe Bay towards the attractive coastline beyond. The accommodation is presented to a high standard and comprises: Entrance Hallway with storage cupboard, Sitting Room, Modern Kitchen, Bedroom with built-in wardrobes and attractive Shower Room.

Designed for the retired, the property is easy to maintain in a sought after area of Grange-over-Sands. Available with no chain, this property would be ideal for a retired couple or single person seeking to live in this lovely seaside town.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Glorious bay views
- Nicely presented throughout
- Lift to all floors
- Close proximity to Town Centre
- Popular location
- No chain

Hallway

7' 9" x 3' 0" (2.36m x 0.92m)

Entry phone system, Emergency cord & Smoke Alarm. Access to Bathroom, Store/utility cupboard, Bedroom & Living Room.

Living Room

15' 5" x 10' 7" (4.69m x 3.23m)

Good sized reception room with lovely views to the front of the building over the bay. Feature electric fireplace, double glazed UPVC windows to front elevation with built in remote control blinds, Storage heater.

Kitchen

5' 5" x 7' 4" (1.64m x 2.24m)

Tiled kitchen with a selection of wall and floor cupboards with complimentary worktop incorporating stainless steel sink and drainer with chrome mixer tap, built in fridge, Neff induction hob and Electrolux oven.

Bedroom

12' 2" x 8' 7" (3.70m x 2.61m)

Double bedroom with views to the front of the property, built in storage cupboard, UPVC double glazed window to front elevation incorporating remote controlled blind system. Storage heater, Emergency call point.

Bathroom

6' 8" x 5' 4" (2.02m x 1.62m)

Spacious tiled shower room with corner electric shower unit, vanity unit incorporating low level W/C, sink and additional storage. Wall mounted store cupboard, Chrome towel rail and Electric towel radiator.

Store/Utility Cupboard

4' 3" x 3' 1" (1.30m x 0.94m)

Useful storage cupboard with integral shelving and power sockets, housing the electric meters, a small chest freezer and the hot water cylinder.



Communal Areas

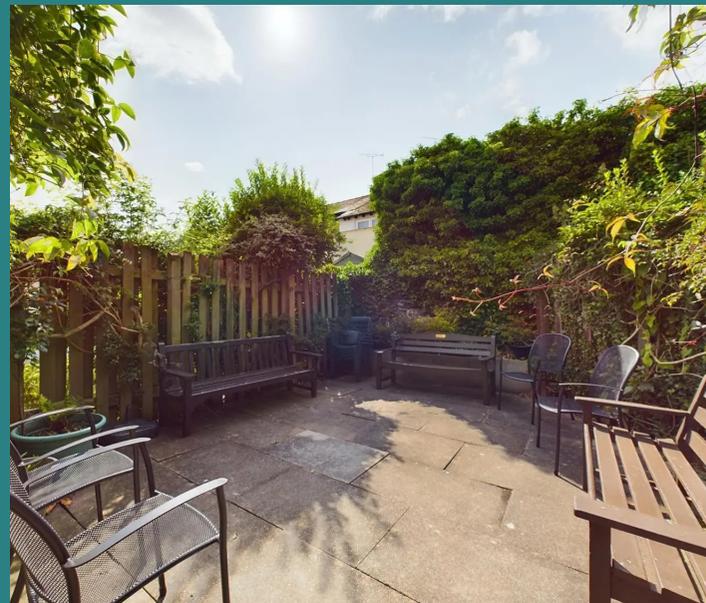
Residents have access to the communal Lounge, Laundry room and Guest Suite (subject to prior booking) along with the well kept Communal Gardens to the front and rear of Strand Court.

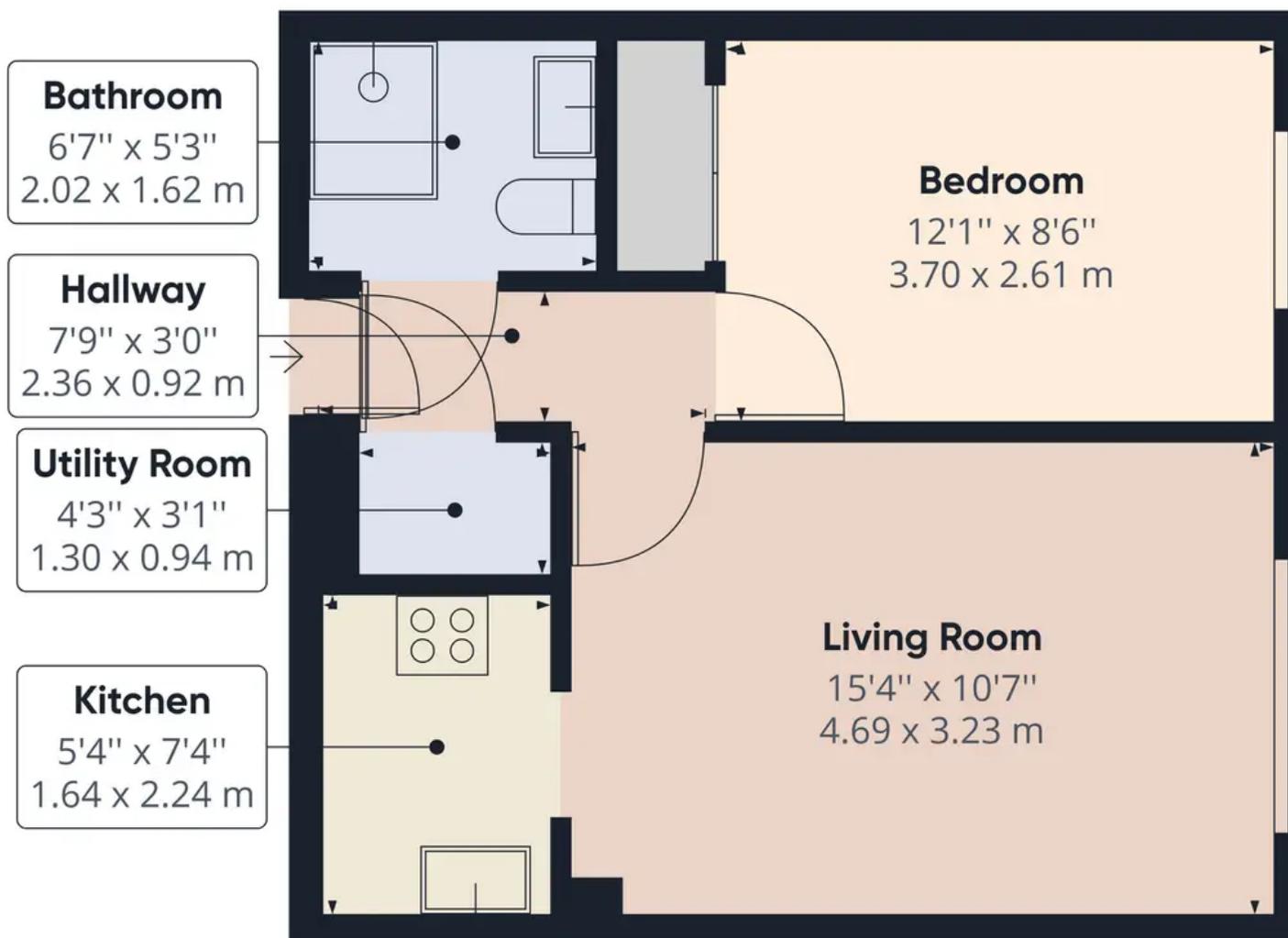
Services

Mains water, electricity and drainage. Electric storage heaters.

Parking

Unallocated Resident and visitor parking to rear of the building.





Approximate total area⁽¹⁾

403.43 ft²

37.48 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.

GIRAFFE 360



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