



Flat 18, Grayrigge Court Kents Bank Road, Grange-Over-Sands

In Excess of £90,000





Flat 18

Grayrigge Court Kents Bank Road, Grange-Over-Sands

Independent retirement living, situated within walking distance to Grange's amenities. Lift access to the modern second floor apartment offering the perfect balance of maintenance-free living for over sixties. The comfy apartment offers an open plan living dining room with impressive bay views. A modern fitted kitchen and shower room. Handy storage from the hall and the master bedroom boasts beautiful bay views and a fitted wardrobe. Residents can enjoy carefree living, with use of the meticulously maintained grounds, laundry facilities, guest suite, and a bay-view residents lounge.

Ideal for those seeking a relaxed and secure lifestyle, with the home comforts of an experienced house manager and property management services, ensuring a high standard of care and maintenance of the building and grounds. Additionally for peace of mind, the apartment is fitted with personal assistance alarms throughout. Don't miss out on this fantastic opportunity to secure a comfortable and convenient living space, within the popular location of Grange Over Sands.

The property is a leasehold property based a 125 year lease which started from 01 June 1990.

The service charges are £3617.36 P.A and the annual ground rent is £443.96p.



From the Esplanade, Grange-over-Sands head southwest on The Esplanade/B5277 towards Cross St. Turn right onto Cross Street then left onto Kents Bank Road and you will find Grayrigge Court on your right hand side. LA11 7HD

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

Living room / Dining area

17' 3" x 10' 6" (5.26m x 3.20m)

Open plan living space with impressive bay views, neutral decor. Ample space for furnishings and a dining area. The central focal point of the room features a inset fireplace with marble surround and hearth. Open plan into the fitted kitchen.

Bedroom

14' 0" x 8' 8" (4.27m x 2.64m)

Benefitting from impressive Bay views. Generously spaced featuring neutral decor and inbuilt mirrored wardrobes.

Shower room

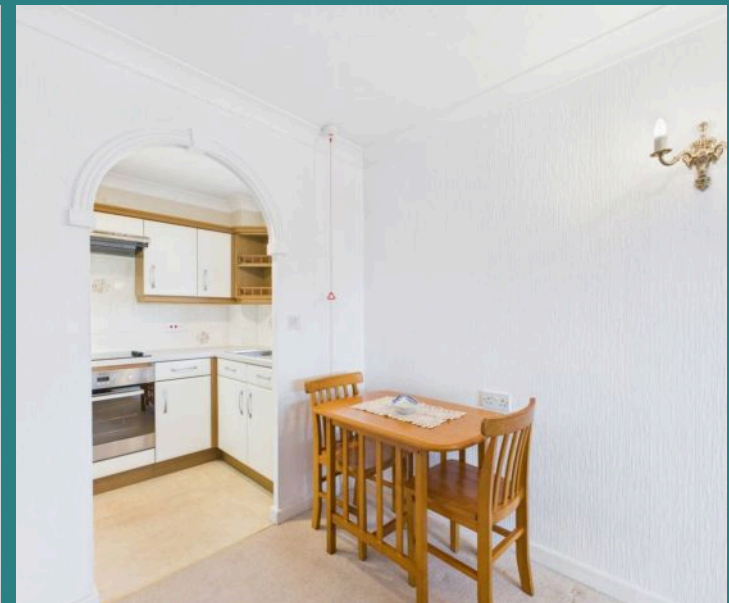
6' 9" x 5' 5" (2.06m x 1.65m)

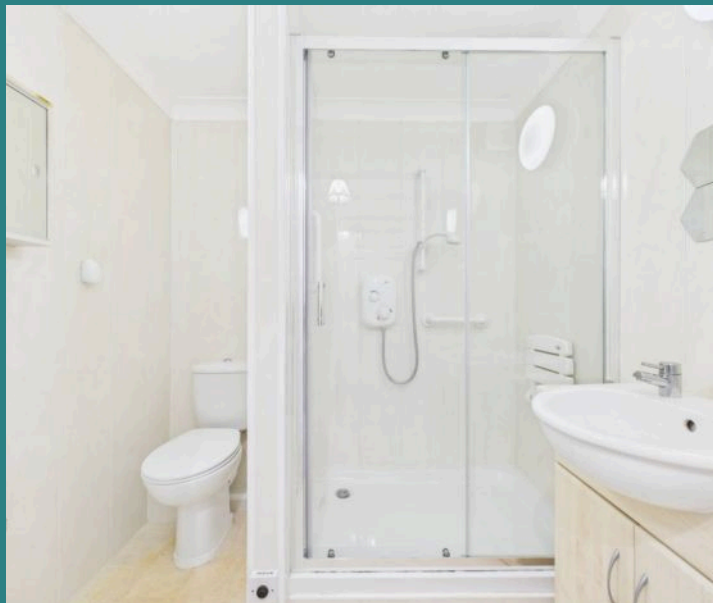
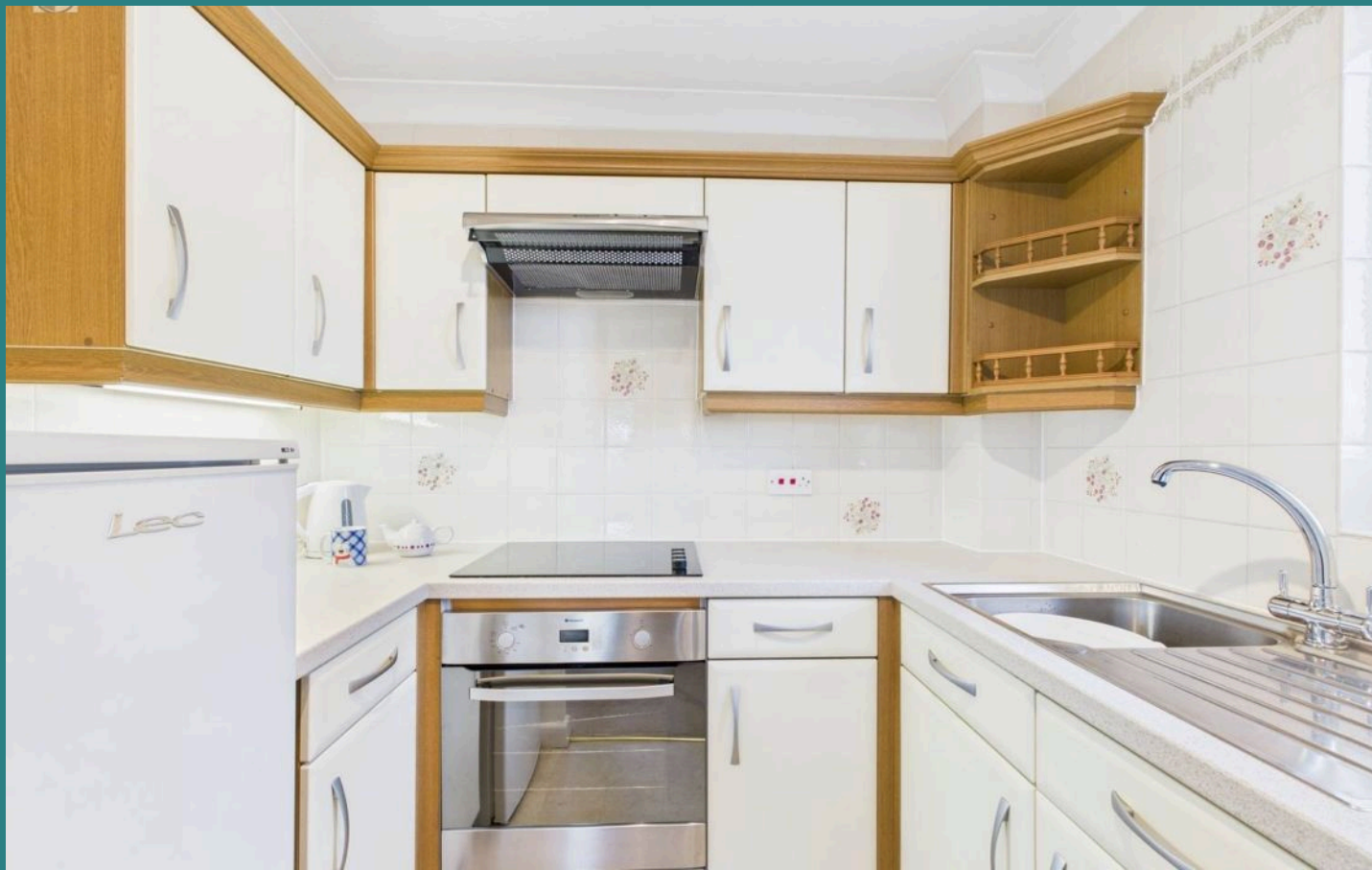
Modern fitted shower room suite. Low maintenance panelled walls, vanity sink unit, walk-in shower with fitted seat, W.C and a heated chrome towel rail.

Kitchen

5' 5" x 7' 0" (1.65m x 2.13m)

Modern and well equipped fitted kitchen benefitting from having an electric oven/hob with extractor fan above. Side facing window, providing additional ventilation and space for a full 60cm fridge freezer.





GARDEN

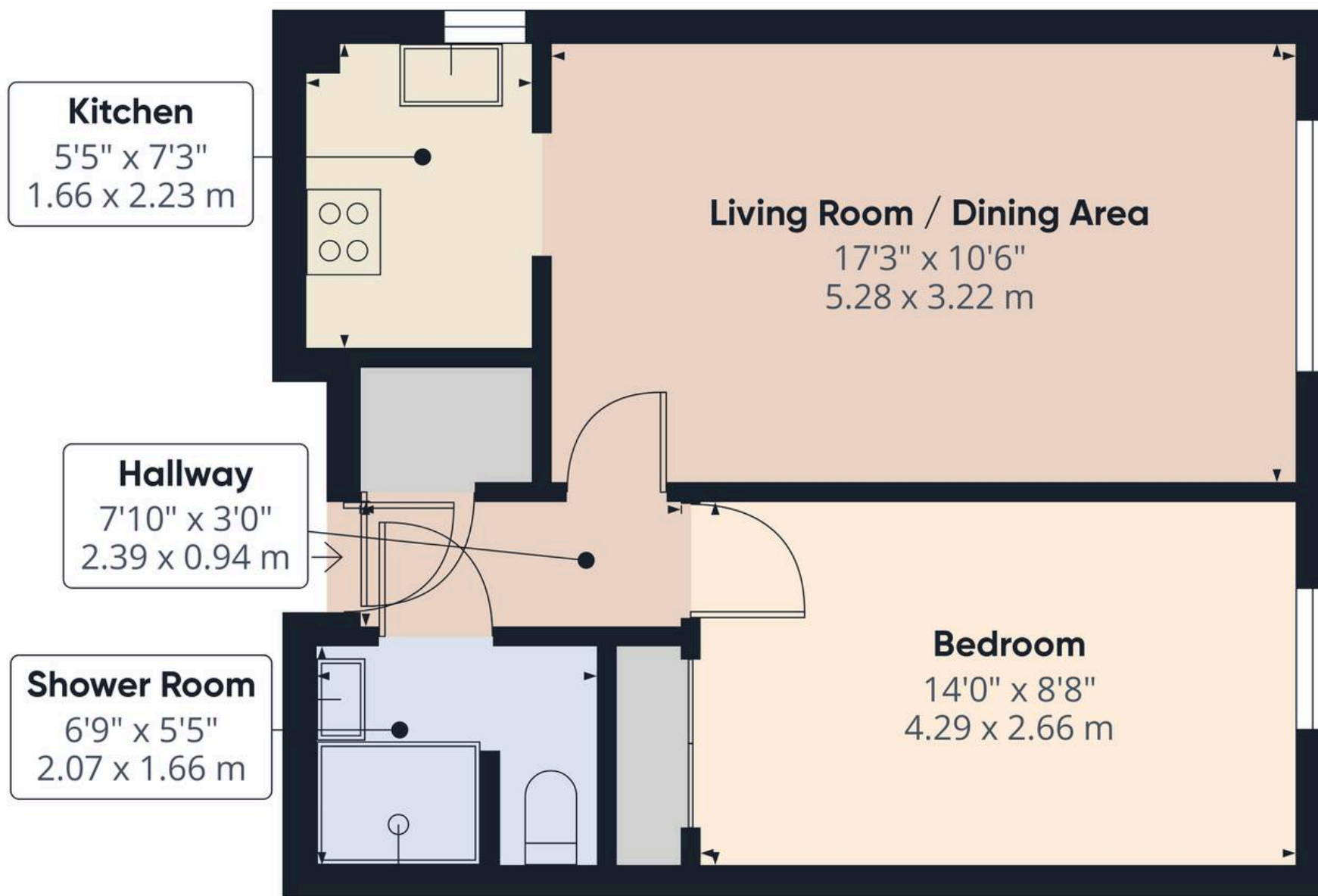
Residents can enjoy the full use of the maintenance free meticulously landscaped gardens. The outdoor space offers a tranquil retreat with seating areas and established planting.

ALLOCATED PARKING

1 Parking Space

Parking is available upon request to the management company.





Approximate total area⁽¹⁾

434.64 ft²

40.38 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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