

15 Hampsfell Grange, Cumbria, LA11 6AZ



Price: £100,000

Lease: 97 years and 3 months

A ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE FIRST FLOOR

Hampsfell Grange is a purpose built retirement development constructed by McCarthy & Stone (Developments) Ltd and comprises 53 apartments arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property,

- Residents' lounge
- Lift to all floors
- 24 hour emergency Appello call system
- Resident Car Park
- Rear Gardens and Guest Suite
- Minimum Age 60
- Development Manager
- Communal Laundry
- Lease: 125 years from 1997
- Service Charge £3146.84, Ground Rent £551.34



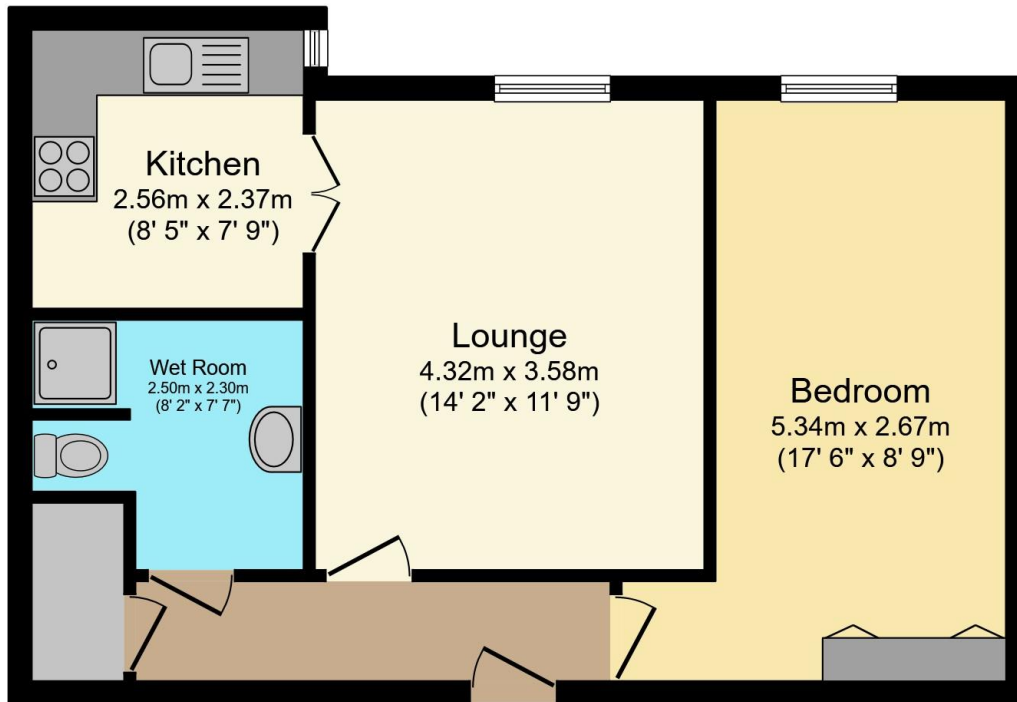
For more details or to make an appointment to view, please contact **Jordan Joice**

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Visit us at:

retirementhomesearch.co.uk



Total floor area 49.4 sq.m. (532 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/2026

Annual Ground Rent: £551

Ground Rent Period Review: 2042

Annual Service Charge: £3146.84

Council Tax Band: C

Event Fees: 1% Transfer, 1% Contingency

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