



**POOLE  
TOWNSEND**



# 25 Strand Court, The Esplanade, Grange-over-sands, LA11 7HH

£105,000

1 1 1



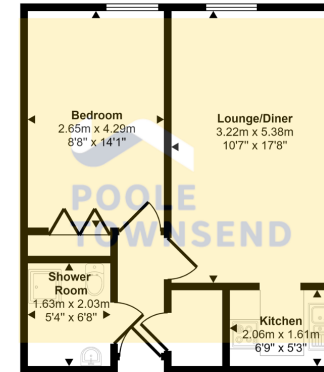


- INVESTMENT BUYERS ONLY • Leasehold
- Council tax band B
- Immaculately presented
- Bright lounge
- Communal lounge
- House manager
- Double bedroom
- Emergency pull cords
- Please note: Apartment will be sold with tenant in situ





Approx Gross Internal Area  
42 sq m / 457 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**INVESTMENT BUYERS ONLY.** Situated within a purpose built over 60s independent living development, is this immaculate and stylishly presented second floor apartment. Offering well-proportioned accommodation, the apartment includes a double bedroom, a bright lounge/diner with open archway to a kitchen and a shower room. Equipped with emergency pull cords and the use of the communal lounge, laundry and surrounding gardens, this apartment must be viewed to be appreciated. **Please Note the apartment will be sold with a tenant in situ.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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