



**POOLE
TOWNSEND**

Flat 49, Hampsfell Grange, Hampsfell Road

£105,000

1 1 1



Please Note: An over 60s development (or if two people buying, the second buyer must be over 55). No Chain.

Directions For Satnav users enter: LA11 6AZ, For what3words app users enter: fleet.dialect.committed

Description, Number 49 is a large, one bedroom second floor apartment with views towards Morecambe bay. Ideally suited for those seeking independent living, the apartment is equipped with emergency pull cords and benefits from an on-site resident house manager and se of the communal lounge, gardens and laundry facilities.

The apartment is approached via a private and secure communal entrance from the rear car park, whilst a staircase or lift leads to the second floor. A private front door opens into a hallway, which provides access the lounge/diner, bedroom and shower room. There is also a built-in cupboard housing the immersion cylinder.

The main reception room is a generous lounge/diner which has direct access to an adjoining kitchen, glazed doors within the dining area open out onto a Juliet balcony, allowing views over the town and towards Morecambe bay in the distance. The kitchen, fitted with a range of laminate fronted storage units and a three-sided worktop. Fitted within the worktop is a stainless steel sink with mixer tap and a four ring Logik electric hob. Integrated within the units is an electric oven/grill, with undercounter space for a fridge and freezer.

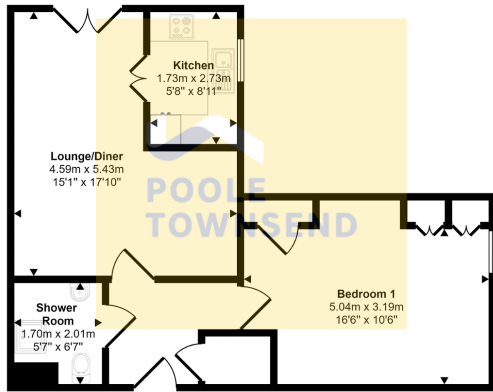
The bedroom is a spacious double or twin room, complemented with a fitted wardrobe with folding mirrored doors and built in cupboard, providing ample hanging, shelving and storage space. The shower room is fitted with an enclosure with wall mounted electric shower, a WC and wash hand basin with vanity storage below.

Tenure Leasehold - 125 years from 1st February 1998

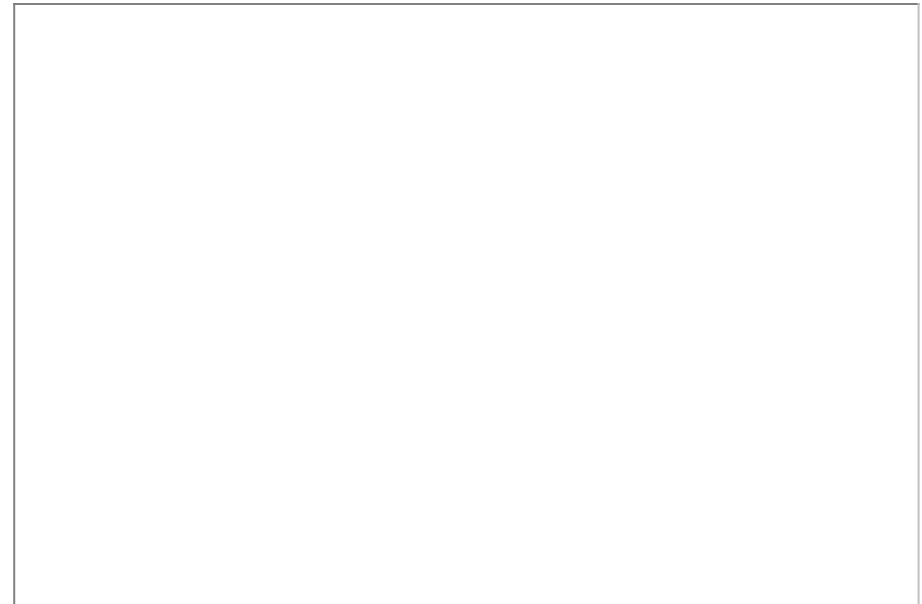
Services Mains electric and water



Approx Gross Internal Area
54 sq m / 581 sq ft



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.



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