



# **11 Abbotsford House, Kentsford Road, Grange** £209,500

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- 2 Bedroomed Apartment
- Character Filled Period
  Property
- Naturally Bright and Airy
- Views to Morecambe Bay
- Situated on the Second Floor Deceptively Spacious
- Well Tended Communal
  Gardens
  Leasehold
- Council Tax Band A
- No Upper Chain

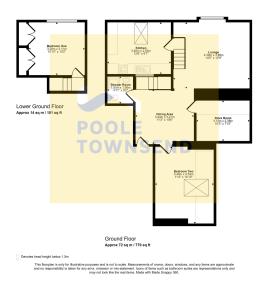








#### Approx Gross Internal Area 86 sq m / 921 sq ft



Situated on the second floor of a character filled period property is this deceptively spacious two bedroom apartment. Naturally bright and airy throughout the accommodation includes an open plan lounge/diner with stairs up to a breakfast kitchen, two double bedrooms, a shower room and a large storage room. Enjoying picturesque views over rooftops towards Morecambe bay and surrounded by well-tendered communal gardens, this property must be viewed to be appreciated. No Chain.

### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) A B (81-91) (69-80) (55-68)(39-54)F (21 - 38)G Not energy efficient - higher running costs **A** EU Directive England & Wales 2002/91/EC

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