



**POOLE  
TOWNSEND**



Hampsfell Road, Grange-over-Sands, LA11 6AZ

£85,000

1 1 1



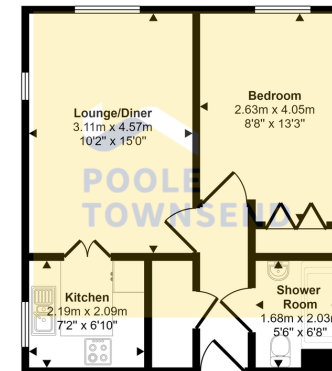


- First Floor Apartment
- Exclusive to Over 60s
- Open Plan Kitchen/ Diner
- Spacious Double Bedroom
- Built in Wardrobes
- Immaculately Presented
- Generous Sized Accommodation
- Access to Communal Areas
- EPC Rating: C
- Council Tax Band: C





Approx Gross Internal Area  
41 sq m / 436 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.

Situated within a popular over 60s independent living development within the centre of Grange, is this attractively presented first floor apartment. Offering generous size accommodation, the apartment includes a spacious double bedroom with built in wardrobes, an open plan lounge/diner with views over the communal grounds, a kitchen and 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. No Upper Chain.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Visit us at  
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

We are open  
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Barrow 01229 811811  
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