

# Grange-over-Sands

## £115,000

**2 Grayrigge Court, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7HD**

A 1 Bedroom Ground Floor Retirement Apartment, set in a level and convenient position within easy reach of the town's shops, services and everyday amenities. The property offers comfortable, low-maintenance living with the added benefit of a small private Patio area and attractive Communal Grounds.

The Apartment is ideal for those seeking independent living in a welcoming retirement community. Its Ground Floor position provides ease of access, while the level setting makes the surrounding development particularly convenient for day-to-day use.

The accommodation comprises a bright Sitting Room with direct access to the Patio, providing a pleasant outdoor space in which to relax and enjoy a morning coffee. Beyond the patio are well-kept communal gardens, offering a peaceful and attractive setting throughout the year.

No Upper Chain.

| 1 | 1 | 1 | C | *Superfast Broadband* | *Car Park to the Rear* |
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### Quick Overview

Level and convenient access to Grange town centre

Modern Shower Room

Level access to the Towns amenities

No Upper Chain

Daytime Manager

Out of Hours careline system

Patio Area and Private Entrance

Communal Gardens and Parking

Edwardian Promenade close-by

Superfast Broadband

Property Reference: G3257



Kitchen



Kitchen



Sitting Room



Sitting Room

The Shared Entrance Hall leads to the Private Entrance of No.2 with door entry phone and emergency pull cord. Recessed cloaks area and storage cupboard housing the hot water cylinder and water tank. The Sitting/Dining Room is a good sized room with private door and side window to the Patio Area. Attractive Adam-style fireplace with coal effect electric fire. Emergency alarm cord and storage heater. An archway leads through to the Kitchen with fitted wall and base units, formica worktop, part tiled walls and single drainer stainless steel sink unit. Freestanding cooker with cooker hood over and space for fridge. Pleasant aspect from the uPVC double glazed window in to the Communal Gardens.

The Bedroom is a double room with uPVC double glazed window and recessed wardrobe with mirrored doors. Plug in electric radiator and TV point. The Shower Room is modern with a 3 piece white suite comprising walk-in shower enclosure with Mira shower and seat. Vanitory wash hand basin and low flush WC. Shower boarding to walls, Dimplex wall heater, heated towel rail, medicine cabinet and extractor fan.

Outside there is a small paved Patio area adjacent to the well tended Communal Gardens.

Within the Complex there are additional facilities such as Communal Residents Lounge, Laundry Room, Guest Accommodation, pretty, well tended Gardens, Secure Entry, Manager and 'On Call Care Line', peace of mind has never been easier.

Location Grayrigge Court is conveniently placed with close and easy access to Grange Medical Centre. It is a level walk to the shops, library, post office etc and literally just across the road from the famous and picturesque Edwardian Promenade and Park Road Gardens with Bandstand.

To reach the property proceed up Main Street to the mini roundabout, take the first left along The Esplanade and then take the first right into Park Road. Turn left at the junction and Grayrigge Court is shortly on the right hand side.

What3words: https://what3words.com/squirted.heaven.still

Accommodation (with approximate measurements)

Shared Entrance Hall
Private Entrance 6' 9" x 4' 10" (2.08m x 1.48m)
Sitting Room 18' 2" x 11' 6" (5.56m x 3.51m)
Kitchen 8' 8" x 5' 5" (2.65m x 1.66m)
Bedroom 15' 5" x 8' 7" (4.70m x 2.63m) plus wardrobes
Shower Room 6' 9" x 5' 4" (2.06m x 1.64m)

Services: Mains electricity, water and drainage. Electric heating. Communal Laundry, Guest Suite available by prior

booking. 'Daytime Manager' and out of hours 'Careline' System.

Tenure: Leasehold. Subject to a 125 year lease commencing 1st June 1990. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Ground Rent & Service Charge: Ground Rent of £221.98 half yearly in advance. There is a Service Charge of £2125.67 half yearly in advance.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £700 – £750 per calendar month. For further information and our terms and conditions please contact the Office.

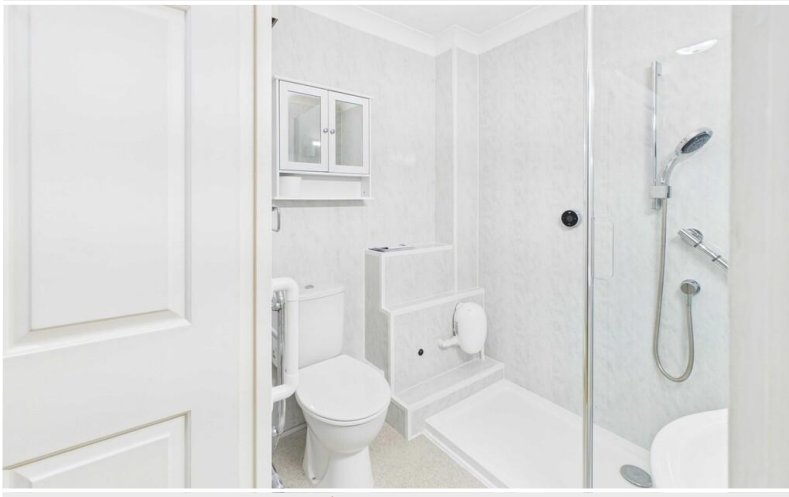
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Bedroom



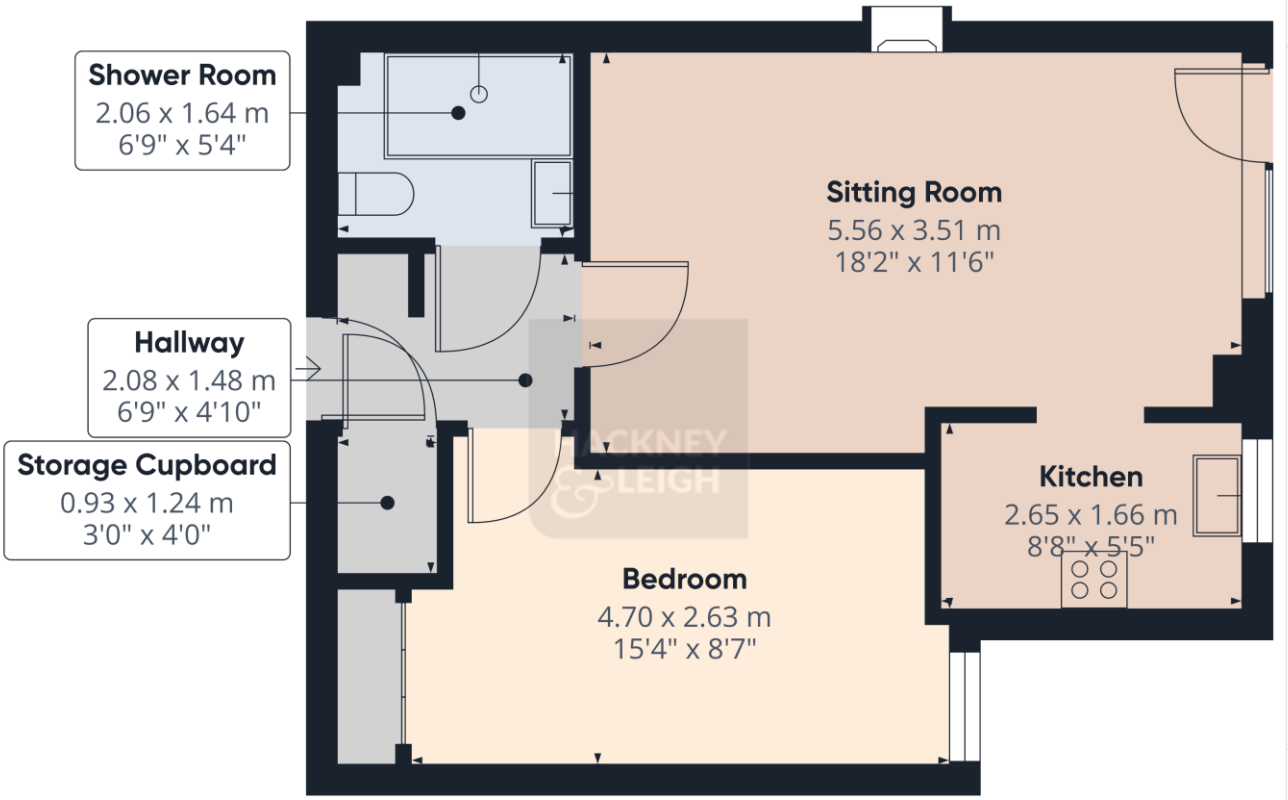
Bedroom



Shower Room



Patio Area and Communal Grounds




Approximate total area[1]

43.7 m²

470 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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