

Flat 4, Abbotsford House, 4 Kentsford Road - LA11 7AP

Grange-Over-Sands

£119,000

Flat 4

Abbotsford House, Grange-Over-Sands

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

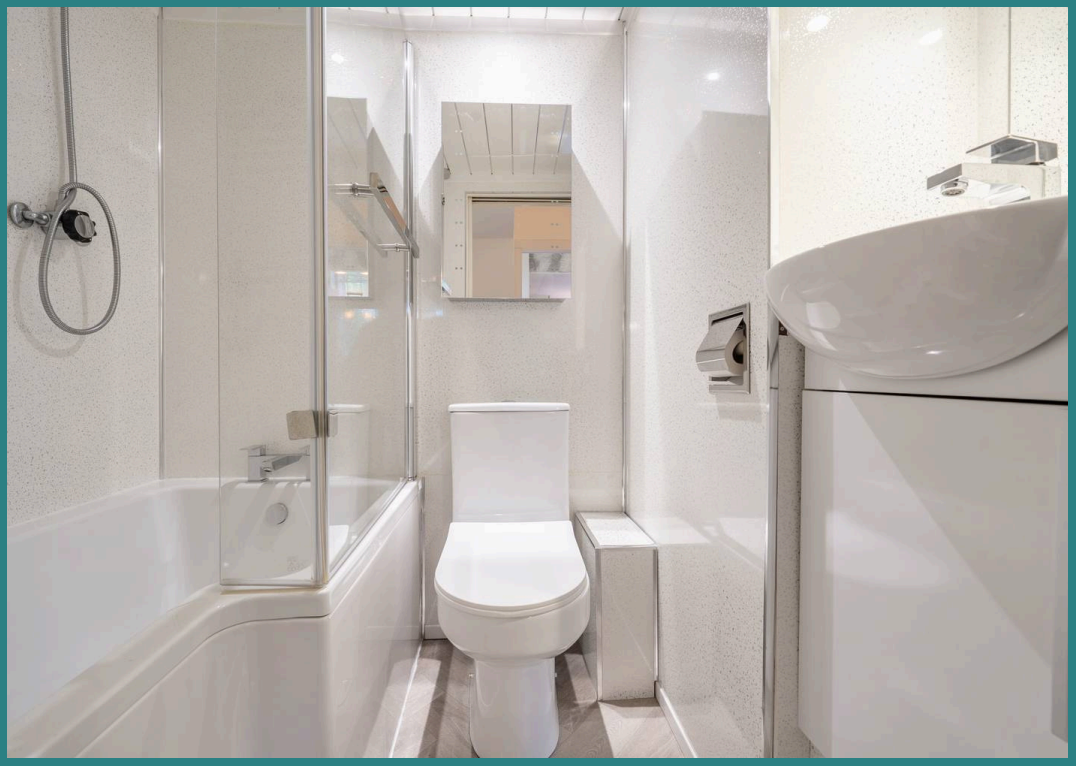
EPC Environmental Impact Rating: C

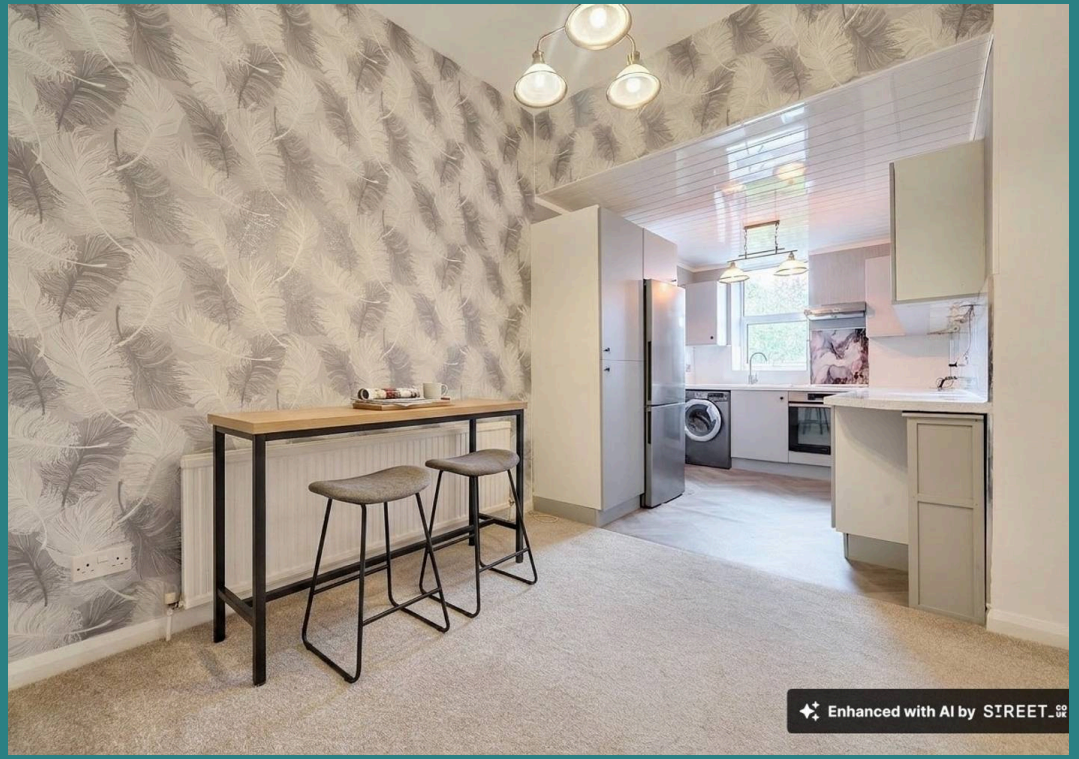
- ** Vacant possession **
- Formally a gentleman's residence dating back to the early 1800's converted into luxury apartments in the 1970's
- First floor apartment of elegant layout and design
- Dual aspect living room offering a focal fireplace
- High ceilings / Large windows with ample natural light / Period stone exterior
- Tasteful decorative order throughout
- Modern fitted open plan kitchen dinner / Inner entrance hall
- One master bedroom with fitted storage
- Modern and contemporary bathroom with P-Bath
- Beautifully maintained communal garden with seating area
- Allocated off-road parking / Plus visitor spaces
- Located within the coastal area of Kents Bank Grange Over Sands / Within 5 minutes drive of Granges shops and facilities / Within walking distance of Kents Bank mainline train station
- Energy Efficiency Rating C



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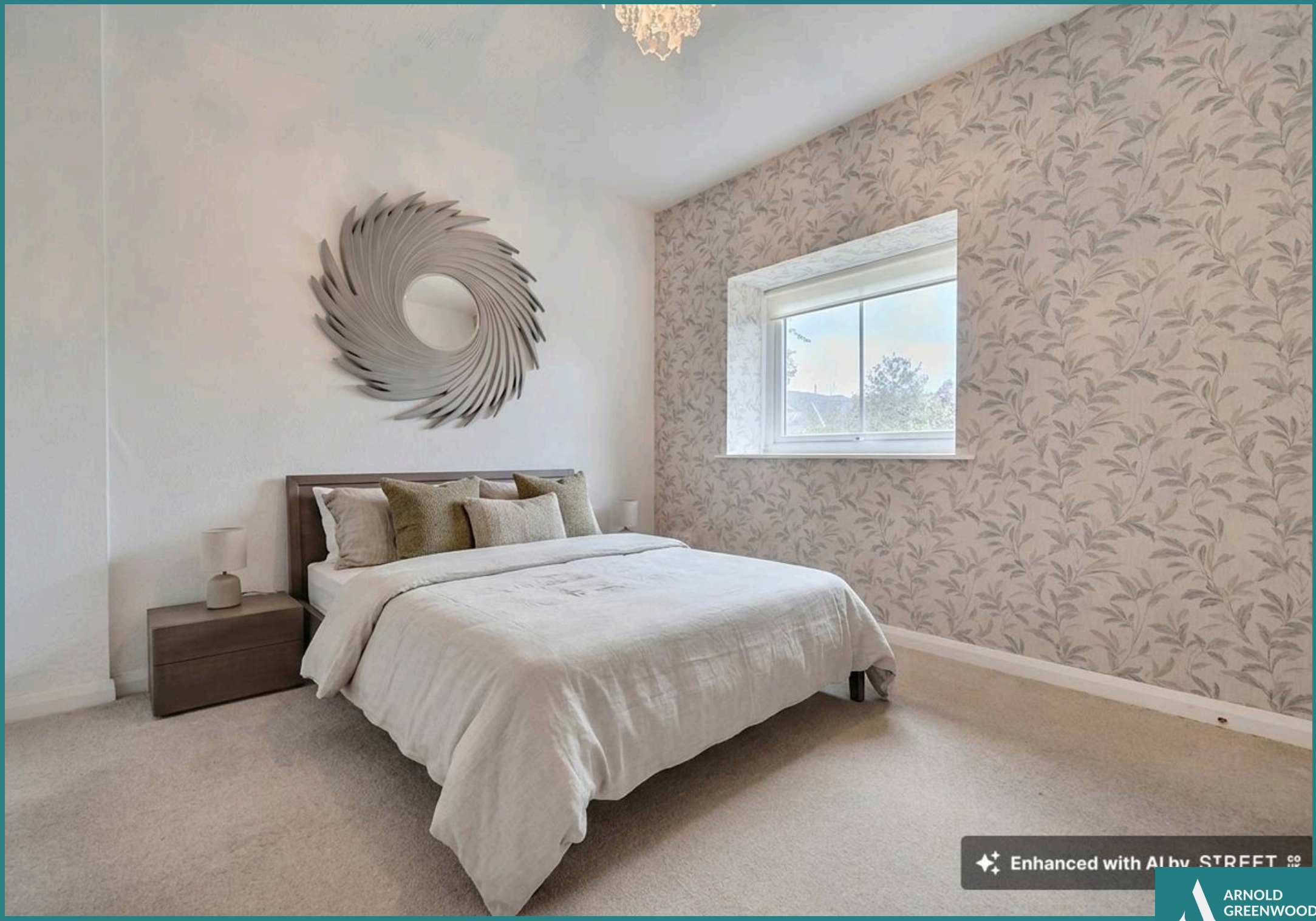


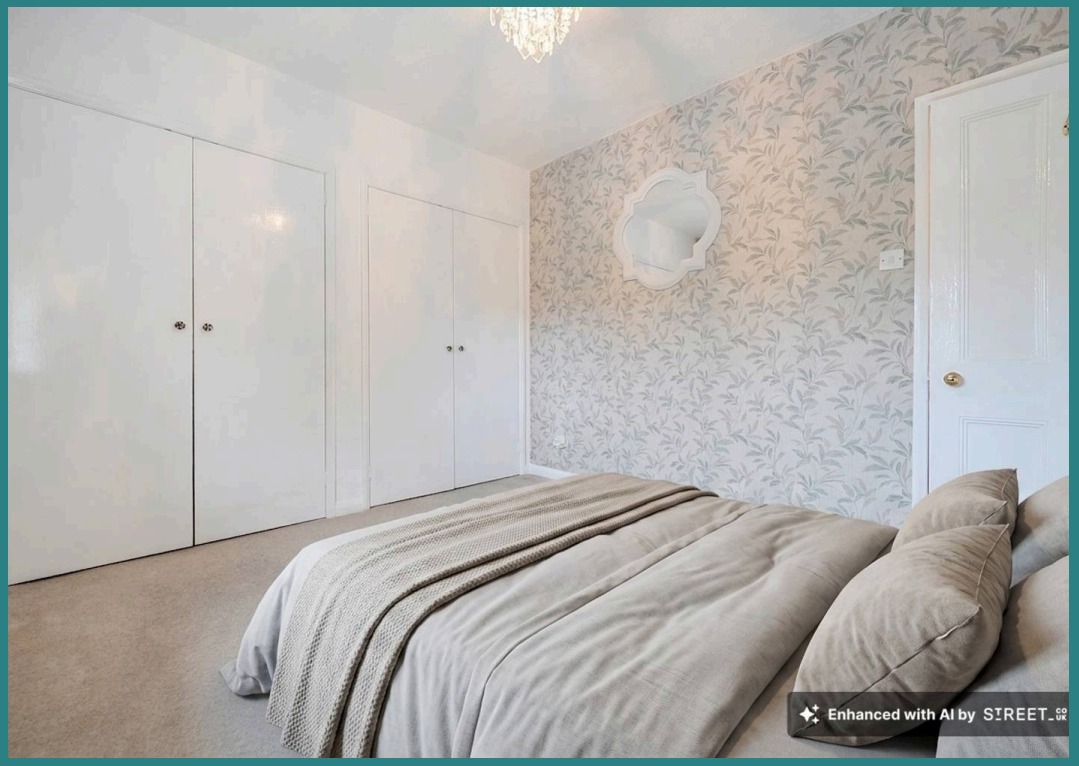






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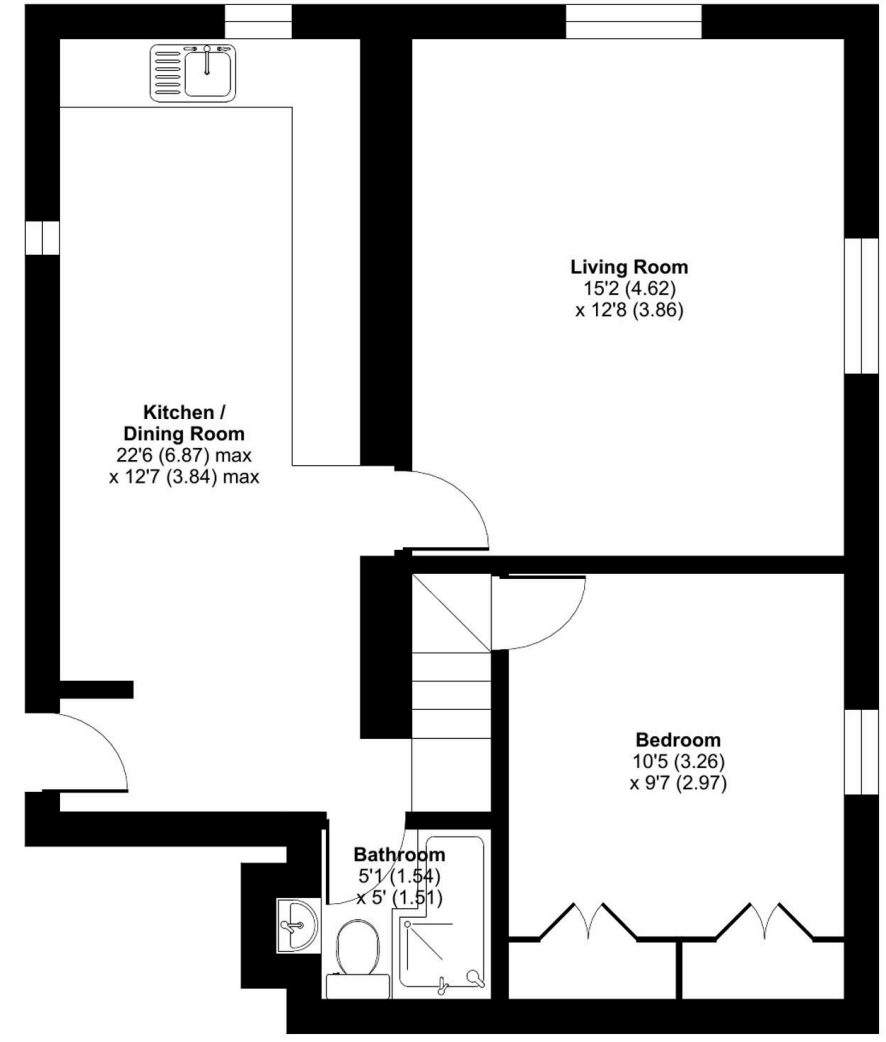


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Kentsford Road, Grange-Over-Sands, LA11

Approximate Area = 607 sq ft / 56.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Arnold Greenwood Estate Agents. REF: 1451070

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Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

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