



## Grange-Over-Sands

£80,000

31 Strand Court, The Esplanade, Grange-over-Sands, Cumbria, LA11 7HH

A modern and beautifully presented 1 Bedroom Retirement Apartment, offering light, bright, and comfortable accommodation in a highly convenient Grange-over-Sands location. Enjoying splendid views towards Morecambe Bay and situated close to the local shops, cafés, and amenities, this superb Apartment provides an ideal opportunity for those seeking easy, low-maintenance living in a peaceful yet well-connected setting.

No Upper Chain.

### Quick Overview

- Modern Kitchen and Bathroom
- Light and Bright
- Fabulous views to Morecambe Bay
- Second Floor Apartment
- Lift and Stair access
- Communal Laundry and Lounge
- Communal Gardens
- Car Park to rear
- Convenient for local amenities
- Superfast Broadband



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Superfast  
Broadband



Car Park to rear

Property Reference: G3181



Sitting Room



Sitting Room



Kitchen



View to Morecambe Bay

A well presented Apartment in a pleasing modern style - it feels spacious, light and contemporary with the most magnificent and enviable views to Morecambe Bay and the hills beyond.

The private door opens into the small Hallway with telephone entry system and on call care line. There is also a storage/cloaks cupboard. The Sitting Room feels spacious due to the clever décor, light minimal furnishings and sunny dual aspect showing off those magnificent bay views. An attractive electric fire housed in a cream surround acts as the focal point to the room. There is also space for a small dining table and 2 chairs. The Kitchen has fitted high gloss white, wall and base cabinets with a matching white work surface. The storage is extensive in the Kitchen as there is no hob or oven as the vendor uses a plug in halogen hob which sits neatly away in the cupboard when not in use - this can be included in the sale if required.

The Double Bedroom has extensive storage with attractive mid grey fitted bedroom furniture and recessed wardrobe. Beautiful views to Morecambe Bay. The Shower Room boasts a contemporary suite with WC and wash hand basin set into a sizeable white vanity cabinet and a large, walk in shower.

Strand Court is a purpose built retirement complex with easy access to the town centre and benefits from a part-time House Manager and 'on-call care line'. The building is well presented and maintained with an inviting Residents' Lounge, useful Communal Laundry, Car Park, Gardens and Guest Bedroom by reservation. Outside there are well maintained Communal Grounds and Car Park.

**Location** Just a short walk to the amenities such as Medical Centre, Library, Post Office, Shops, Cafes and Tea Rooms - the level, picturesque, Edwardian, mile long Promenade is just over the road and the Ornamental Gardens and Bandstand are jclose-by.

To reach the property proceed up Main Street to the mini roundabout and bear left along The Esplanade. Strand Court is situated a short distance along on the right hand side. Parking is to the rear of the building. (No designated spaces).

<https://what3words.com/inch.joyously.sample>

**Accommodation (with approximate measurements)**

**Hall**

**Sitting/Dining Room** 17' 4" x 10' 5" (5.30m x 3.20m)

**Kitchen** 7' 1" x 5' 4" (2.17m x 1.64m)

**Bedroom** 14' 0" x 8' 9" (4.28m x 2.67m)

**Shower Room**

**Services:** Mains water, electricity and drainage. Rointe electric heaters.

**Tenure:** Leasehold. Subject to a 125 year lease dated 1st July 1987 with Ground Rent of £249.00 per annum and Service Charge £4600.00 per annum paid in two installments of £2,300. Vacant possession upon completion.

**Council Tax:** Band B. Westmorland and Furness Council

**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.

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Bedroom



Bedroom



Bathroom

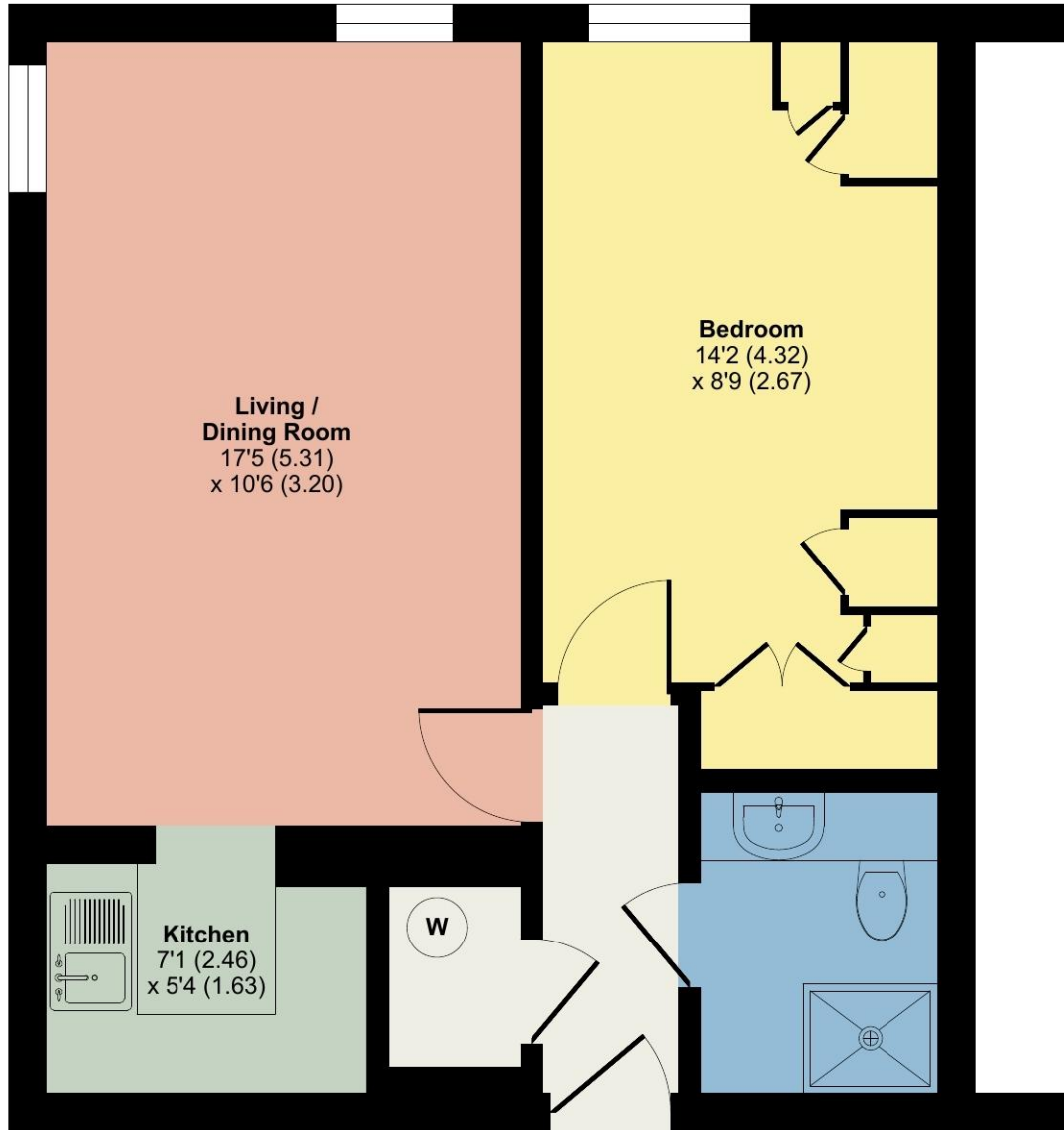


View to Morecambe Bay

# The Esplanade, Grange-Over-Sands, LA11

Approximate Area = 463 sq ft / 43 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 982086

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