



## Grange-over-Sands

**£65,000**

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

A lovely, neatly presented, chain free, First Floor Apartment with stunning bay views in this purpose built retirement building Strand Court.

Comprising Hall with storage cupboard, Lounge/Dining Room, Kitchen, Double Bedroom with built in wardrobes and Bathroom. Communal Laundry, Lounge and Gardens.

No Upper Chain

### Quick Overview

First Floor Apartment - 1 double Bedroom  
 1 Reception - 1 Bathroom  
 Convenient location for town  
 Communal Garden  
 Super Bay Views  
 Lift to all floors  
 Communal Lounge and Laundry  
 Guest Suite available by advance booking  
 No upper chain  
 Superfast Broadband available\*



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Superfast  
Broadband



Car Park available

Property Reference: G2886



Lounge/Dining Room



Lounge/Dining Room



Lounge/Dining Room



Kitchen

**Description** 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.

The Shared Entrance leads to the stair or lift access to all floors. The private entrance door opens into the Hallway with large storage cupboard. The Lounge is light and bright with dual aspect and wonderful views towards Morecambe Bay and the fells beyond. There is an electric fire with white fire surround. The Kitchen is fitted with attractive range off white wall and base cabinets with wood effect work surface incorporating the 11/2 bowl stainless steel sink unit. Electric oven, ceramic hob, extractor, tiled walls and space for fridge freezer.

The Bedroom is a well proportioned double room with generous recessed mirror fronted wardrobes and similar, superb bay views. The Bathroom is tiled with a white suite comprising bath with shower over, low flush WC and wash hand basin on vanity unit.

Outside there are well tended Communal Grounds and Car Park - on a first come first served basis.

**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, Ornamental Gardens and Bandstand are close-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).

**Accommodation (with approximate measurements)**

**Private Entrance Hall**

**Lounge** 17' 3" x 10' 6" (5.26m x 3.2m)

**Kitchen** 7' 4" x 5' 4" (2.24m x 1.63m)

**Bedroom** 15' 10" inc wardrobe x 8' 7" (4.85m inc wardrobe x 2.64m)

**Bathroom**

**Services:** Mains water, electricity and drainage. Electric storage heaters.

**Tenure:** Leasehold. Subject to a 125 year lease dated 1st July 1987. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 16.3.24 not verified

**Management /Service Charges** Ground Rent of £249.00 per annum. Service Charge for 23/24 is £3718.14 paid in two installments of £1859.07 in March and September.

**Conservation Area:** This property is situated within Grange Conservation Area.

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

**Viewings** Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/office.grafted.credited>

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

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



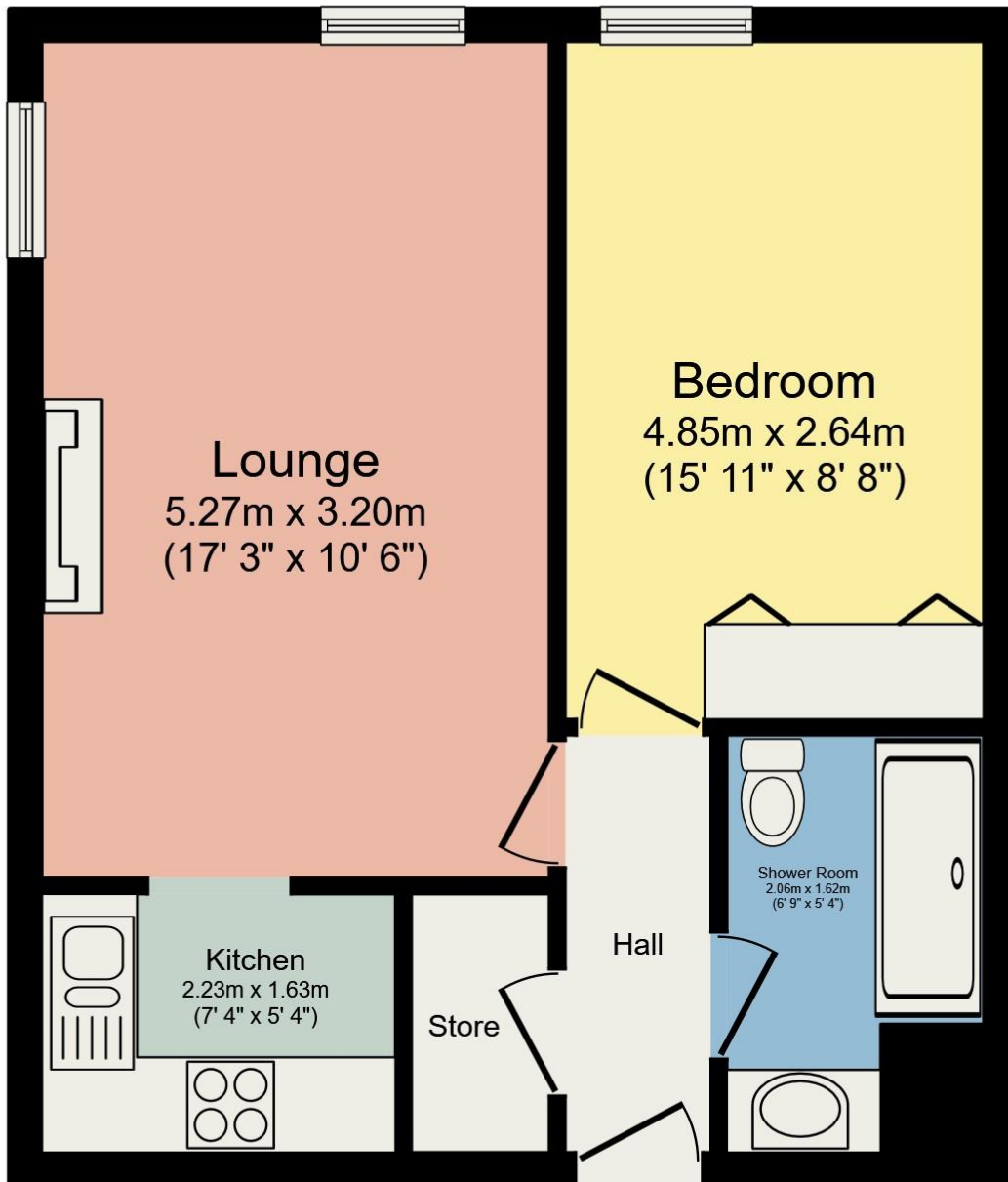
Bedroom 1



Bathroom



View



**Total floor area 41.6 m<sup>2</sup> (448 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/03/2024.