



**POOLE  
TOWNSEND**

# 44 Hampsfell Grange, Grange over Sands

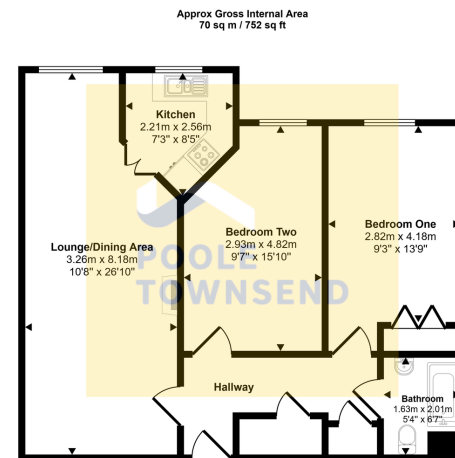
£125,000

🛏️ 2 🚿 1 🚗 1



- Spacious second-floor apartment in a sought-after over-60s independent living development with panoramic views towards Morecambe Bay
- Bright and spacious lounge/dining room with open access to the fitted kitchen
- 24-hour emergency pull-cord assistance for added peace of mind
- Designed to support independent living in a secure and welcoming community
- Prime central location in the heart of Grange-over-Sands
- Two generous double bedrooms
- Well-appointed bathroom and practical, easy-to-maintain layout
- Residents' lounge and communal laundry room
- Exclusive to residents aged 60+, with joint purchasers required to be at least 55 years of age

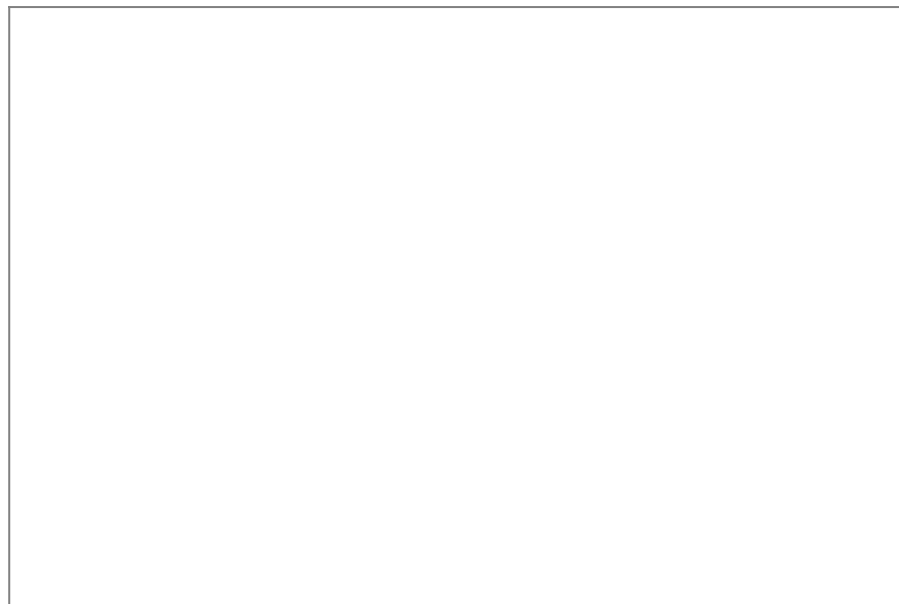




Floorplan

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 Make Snappy 360.

Situated within a highly regarded independent living development for the over-60s in the heart of Grange-over-Sands, this impressive second-floor apartment offers spacious, light-filled accommodation with partial views towards Morecambe Bay. The apartment comprises two generous double bedrooms, a well-appointed bathroom, and a welcoming lounge/dining room that flows seamlessly into the fitted kitchen, creating a comfortable and practical living space. Designed to provide both independence and peace of mind, residents benefit from 24-hour emergency pull-cord assistance, together with excellent communal facilities including a residents' lounge, laundry room, and beautifully maintained communal gardens. Please note: This development is exclusively for residents aged 60 and over. Where a property is purchased jointly, the second purchaser must be at least 55 years of age.



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

We are open  
 Monday – Friday 9.00 – 5.00  
 Saturday 9.00 – 1.00

Barrow 01229 811811  
 Ulverston 01229 588111  
 Grange 015395 33316  
 Kendal 01539 734455  
 Milnthorpe 015395 62044