

Grange-over-Sands

£154,500

11 Abbotsford House, Kentsford Road, Grange-over-Sands, Cumbria, LA11 7AP

This spacious character filled, second-floor apartment offers delightful views over rooftops towards Morecambe Bay and features two generously sized double bedrooms, perfect for comfortable living. A good sized Reception/Dining Hall, Sitting Room and Kitchen plus a large, convenient store cupboard provides excellent additional storage. The apartment benefits from gas central heating and double-glazed windows throughout for year-round efficiency and comfort. While some upgrading is required, it offers a wonderful opportunity to tailor the space to your own tastes.

Outside there are Communal Grounds, 1 allocated parking space plus visitor parking. No Upper Chain.

Quick Overview

- Lovely views towards Morecambe Bay
- Deceptively spacious
- Light and airy
- 2 Double Bedrooms
- Well tended Communal Gardens
- Gas central heating
- Double glazing
- No Upper Chain
- Private Parking and Visitor Parking
- Superfast Broadband

2	1	2	E	*Superfast Broadband*	*Designated Parking Space*

Property Reference: G3200



Reception/Dining Hall



Sitting Room



View from Sitting Room



Kitchen

The Main Entrance is to the rear of the property via a welcoming shared Entrance Porch with access to the Inner stairwell. Follow the wide staircase up to the Second Floor and No.11 is to the right. The Dining Reception Hall is spacious with ample space for dining furniture etc and Store Room off with limited head height. The Sitting Room is light and bright with some views towards Morecambe Bay and small stair to the Kitchen which has a range of fitted white cabinets with inset sink, space for cooker, fridge and washing machine. Internal window to Reception Hall and Velux window. Space for small table and chairs. Bedroom 2 is a good sized room with some limited head height and a velux window. The Shower Room has a 3 piece white suite comprising shower enclosure, wash basin and WC. Part tiled walls and extractor fan. From the Reception Hall several steps lead down to Bedroom 1 which is a lovely double room with recessed wardrobes. Views towards Morecambe Bay.

Outside there are well tended Communal Gardens and a designated Parking Space plus Visitor Parking.

Location Just a miles from the town centre where amenities such as Medical Centre, Post Office, Library, Primary School, Café, Shops and Tea Rooms can be found. Kents Bank station is also close-by with good connections to the rest of the country. Grange is approximately 20 minutes from the M6 motorway and a similar distance from the base of Lake Windermere. The village of Cartmel is approx 2 miles away and is renowned for the world famous steeplechase meetings, the highly prized L'Enclume restaurant and Sticky Toffee Pudding! The village boasts impressive historic architecture including the 12th Century Priory and Gate House. With Public Houses, Eateries, Coffee Shops, Bistro and a handful of eclectic shops it is easy to see why the village has gained such a popular reputation.

To reach the property proceed through Grange-over-Sands along the Esplanade, past the Fire Station, up Risedale Hill with Cartmel Grange Nursing Home (the large pink building!) on the right hand side. Take the next left into Carter Road and follow the road around the corner and 'Abbotsford' is on the right hand side. To enter the flat, proceed to the rear of the building to a communal entrance and follow the stairs to the second floor. No.11 can be found on the right hand side.

What3words:- woodstove.shut.amplified

Accommodation (with approximate measurements

Shared Entrance Hall
Reception/Dining Hall 11' 8" x 9' 6" (3.56m x 2.91m)
Store Room 10' 1" x 7' 9" (3.09m x 2.37m) With some limited head height.
Sitting Room 14' 6" x 12' 5" (4.42m x 3.80m)
Kitchen 12' 5" x 9' 6" (3.79m x 2.92m)

Bedroom 2 13' 10" x 11' 1" (4.23m x 3.38m) with some limited head height
Shower Room 5' 1" x 4' 9" (1.57m x 1.46m)
Bedroom 1 10' 5" x 9' 7" (3.18m x 2.93m)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. Gas boiler replaced in April 2026.

Tenure: Leasehold. Subject to a 999 year lease dated the 26/01/1977.

Service Charges & Ground Rent: There is no Ground Rent payable. The Service Charge is currently £97.92 per month and covers building insurance, communal lighting and maintenance of the communal areas and gardens.

Council Tax: Band A. Westmorland and Furness Council.

Residential Lettings: 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.

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.

Anti Money Laundering Regulationss (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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Kitchen



Bedroom 2



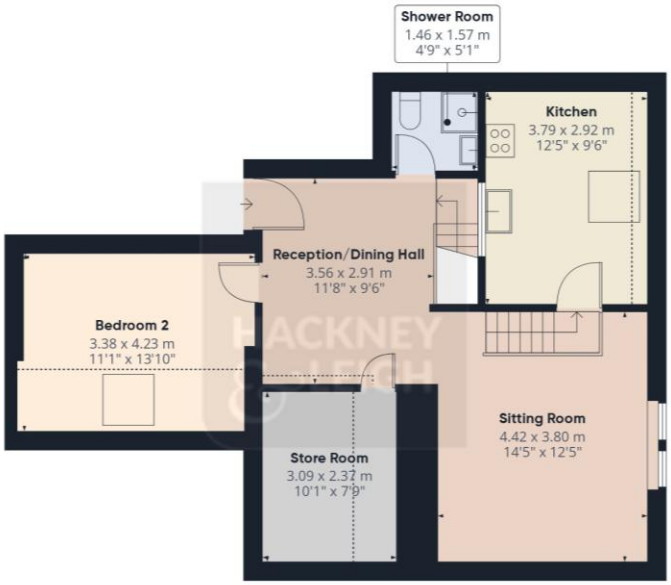
Bedroom 1



Communal Grounds



Floor 0



Floor 1

Approximate total area(1)

74 m²

798 ft²

Reduced headroom

10.6 m²

114 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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