



**Flat 4, Abbotsford House, 4 Kentsford Road – LA11 7AP**

**Leasehold £139,000**

Grange-Over-Sands

# Flat 4

## Abbotsford House, Grange-Over-Sands

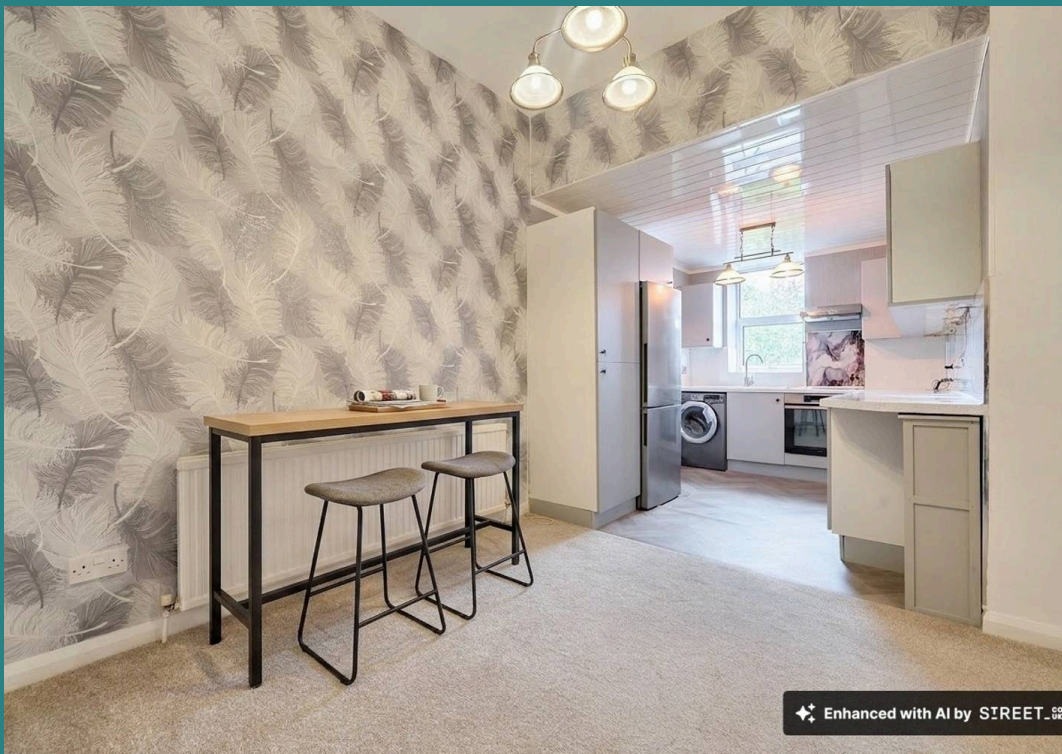
Situated within a distinguished period building that was originally a gentleman's residence dating back to the early 1800s, this elegant first-floor one-bedroom apartment offers a rare opportunity to acquire a home that perfectly blends classic architectural features with modern comforts. Converted into luxury apartments in the 1970s, the property retains its impressive period stone exterior, while inside, high ceilings and large windows flood the living spaces with natural light, creating an airy and inviting atmosphere. The dual aspect living room is thoughtfully designed, featuring a striking focal fireplace that enhances the room's character and warmth. The open plan kitchen diner is fitted with contemporary units and integrated appliances, providing a stylish and functional space for both every-day living and entertaining. An inner entrance hall leads to the master bedroom, which benefits from fitted storage, ensuring ample space for personal belongings. The bathroom is finished to a modern and contemporary standard, complete with a P-bath for added comfort. The apartment is presented in tasteful decorative order throughout, reflecting a careful attention to detail and a commitment to quality. Outside you have the added benefit of a private seating area enclosed by hedging for your own exclusive use. Residents enjoy the convenience of a communal entrance porch with a well-maintained stairwell, contributing to the overall sense of care and exclusivity within the building.

- Formally a gentleman's residence dating back to the early 1800's converted into luxury apartments in the 1970's





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Allocated off-road parking is included, along with additional visitor spaces for guests. The added benefit of a private seating area enclosed by hedging for your own exclusive private use as well as the fully maintained communal grounds. The property is located in the desirable coastal area of Kents Bank, Grange-over-Sands, offering both tranquillity and excellent connectivity. The mainline train station at Kents Bank is within walking distance, making commuting or leisure travel straightforward, while the shops and amenities of Grange are just a five-minute drive away. This outstanding apartment is ideal for those seeking a refined and comfortable home in a sought-after coastal location. Combining the grandeur of its historical origins with the ease of modern living, this property stands out as a unique and highly desirable offering in the local market. Early viewing is highly recommended to fully appreciate the quality, character, and superb setting of this exceptional home.

#### **Kitchen / Dining Room**

22' 6" x 12' 7" (6.87m x 3.84m)

#### **Living Room**

15' 2" x 12' 8" (4.62m x 3.86m)

#### **Bedroom**

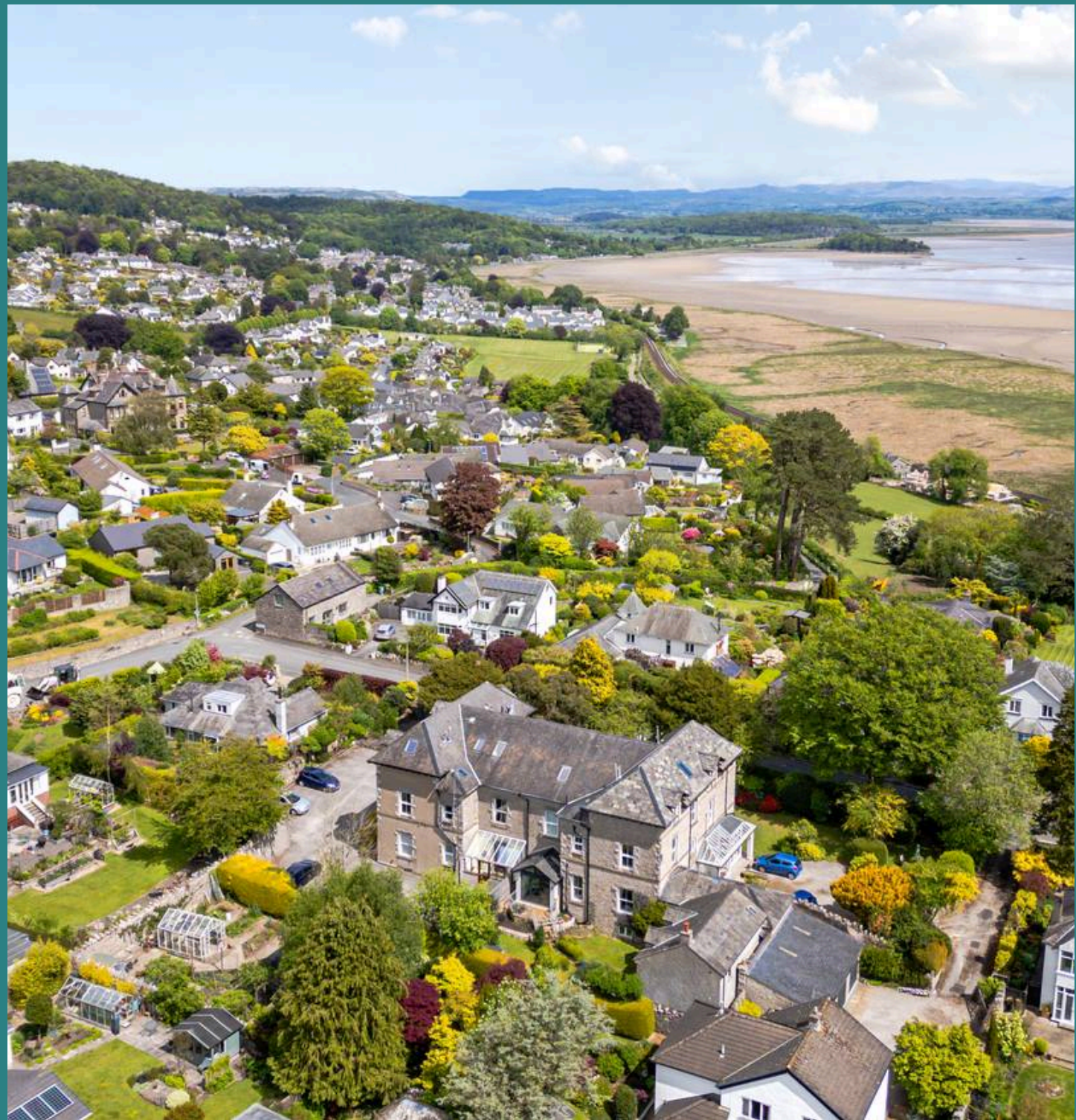
10' 8" x 9' 9" (3.26m x 2.97m)

#### **Bathroom**

5' 1" x 4' 11" (1.54m x 1.51m)



The management company take great care over the management and planning of the building and grounds, the leasehold offers a 999 year term, which commenced within 1977 leaving 950 years remaining on the leasehold, with a management charge of £93.75 per month, includes the general maintenance and additionally buildings insurance; gardening and cleaning of the communal entry.



### Garden

Outside you will find full use of the cared and fully maintained communal gardens. Private access to your own private seating area.

### Allocated parking

1 Parking Space

Plus visitor spaces

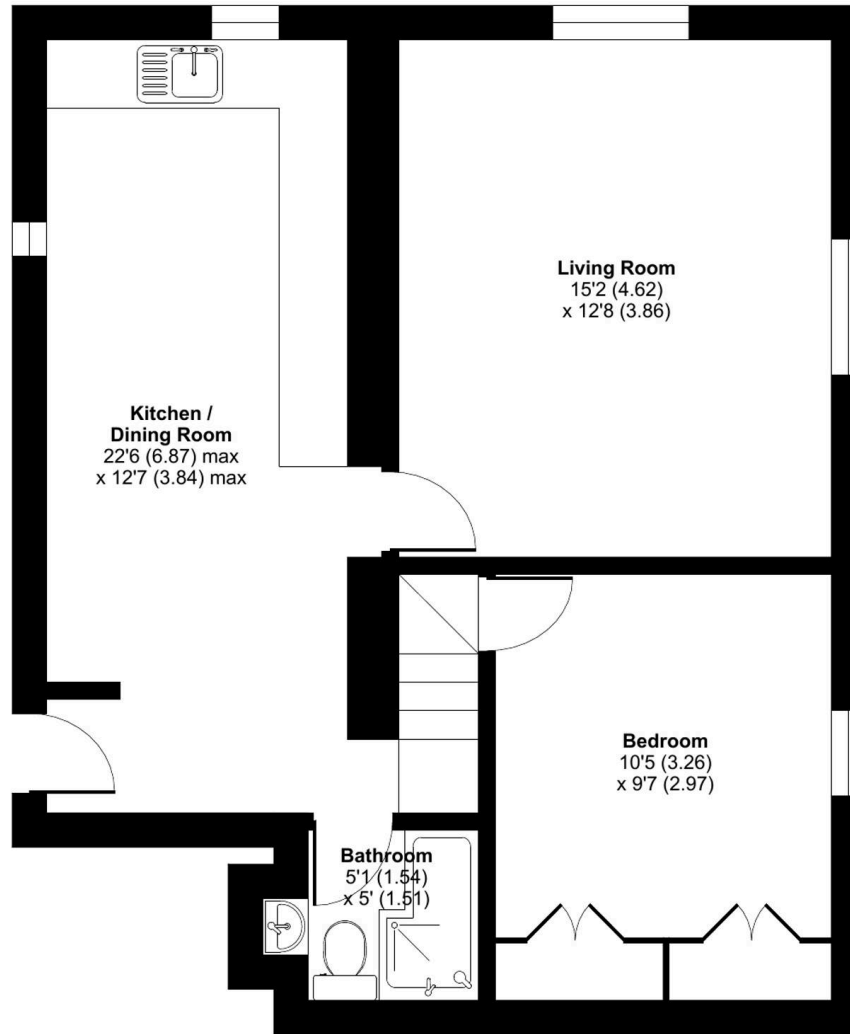
Energy Efficiency Rating - C



# Kentsford Road, Grange-Over-Sands, LA11

Approximate Area = 607 sq ft / 56.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



## Arnold Greenwood Estate Agents

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