



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

Leasehold £150,000

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. 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





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)





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GARDEN

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

ALLOCATED PARKING

1 Parking Space

Plus visitor spaces



Enhanced with AI by

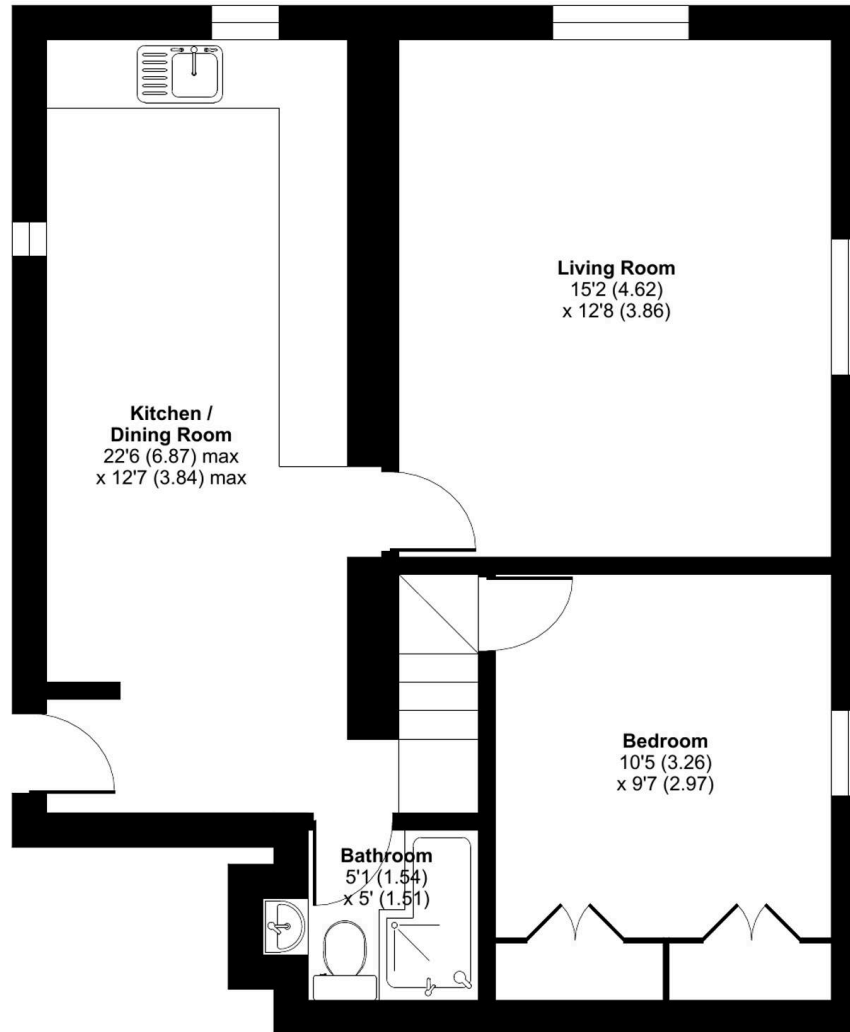


 ARNOLD
GREENWOOD

Kentsford Road, Grange-Over-Sands, LA11

Approximate Area = 607 sq ft / 56.4 sq m

For identification only - Not to scale



GROUND FLOOR



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