



**POOLE
TOWNSEND**

1 Grayrigge Court, Kents Bank Road, Grange over Sands, LA117HD

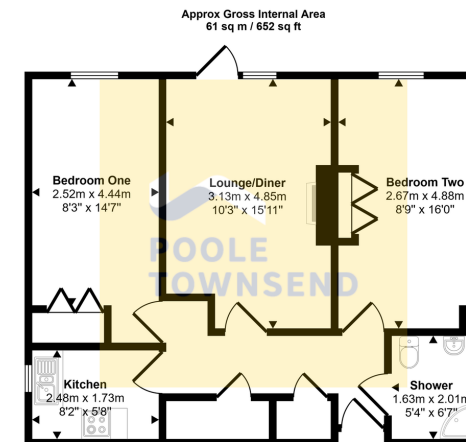
£130,000

2 1 1



- Attractive ground-floor apartment within the sought-after Grayrigge Court
- Two spacious double bedrooms, both with fitted wardrobes.
- Generous lounge/diner, ideal for relaxing and entertaining.
- Separate kitchen offering a practical and well-defined cooking space.
- Residents can enjoy communal gardens, a residents' lounge and laundry facilities.
- Bright and well-proportioned accommodation throughout.
- Modern shower room providing contemporary fittings.
- Lounge features an electric fire, creating a cosy focal point.
- Direct access to a private patio, providing a pleasant outdoor area
- Please note: this property is exclusively for residents aged 60 and over.





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 Made Snappy 360.

Set within the sought-after Grayrigge Court development, this attractive ground-floor apartment offers bright, well-proportioned accommodation in a comfortable and convenient setting. The property features two spacious double bedrooms, each with fitted wardrobes, providing excellent storage, together with a modern shower room. The generous lounge/diner offers a pleasant space for both relaxing and entertaining and benefits from an electric fire, while the separate kitchen provides a practical and well-defined cooking area. One of the apartment's particular advantages is the direct access from the property onto a private patio, creating an enjoyable outdoor space. Residents also have access to the communal garden, residents' lounge and laundry facilities. Please note this property is for over 60's only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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