



**POOLE  
TOWNSEND**

# 9 Strand Court, The Esplanade, Grange Over Sands

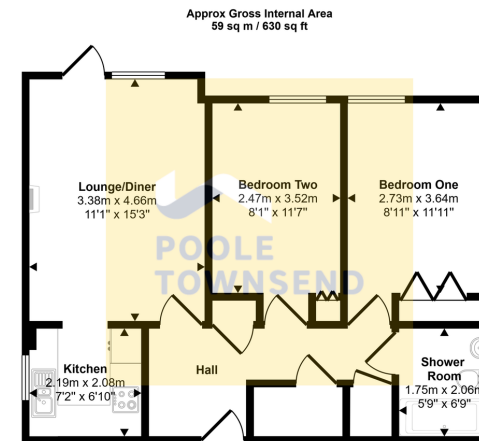
£125,000

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- Ground floor retirement apartment
- Well presented
- Modern kitchen and shower room
- Attractive outlook over bordered car park
- Leasehold
- Chain free
- Two double bedrooms
- Spacious living space with garden access
- Onsite house manager (limited hours)
- Council Tax band C

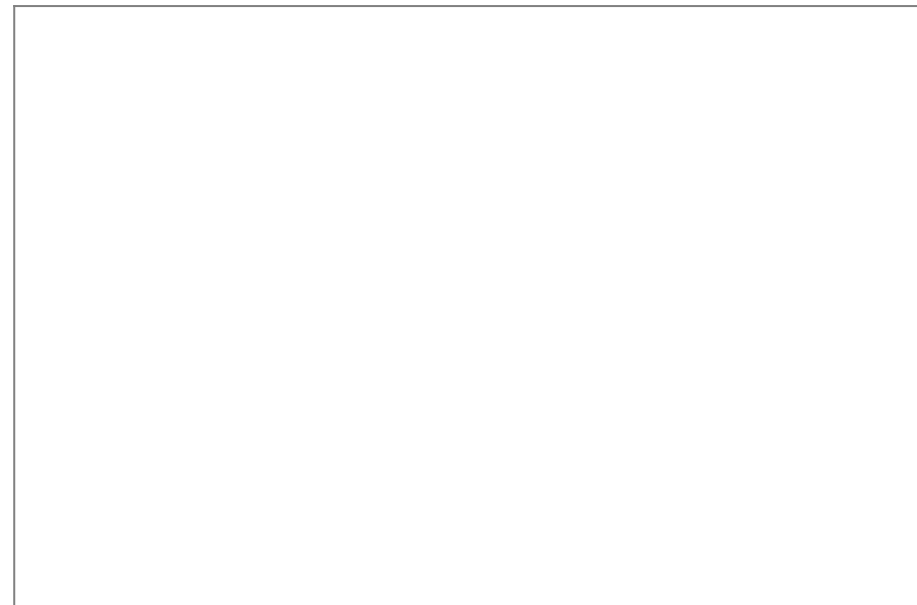




Floorplan

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.

Situated within a purpose-built independent living development for the over-60s, this well-presented ground floor apartment enjoys a peaceful position overlooking the bordered car park. Offered chain free, the property provides spacious accommodation ideal for comfortable retirement living. The apartment features two bedrooms with built-in wardrobes, a modern three-piece shower room, and a bright lounge/dining room with open access to a well-equipped kitchen. A glazed door from the living area leads directly to the communal gardens, creating a pleasant connection to the outdoor space. Residents benefit from emergency pull-cord assistance, a welcoming communal lounge, laundry facilities, and beautifully maintained gardens. **Please note: Residents must be aged 60 or where two purchasers are involved, the second purchaser must be aged 55 or above.**



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