

Grange-over-Sands

Offers in the region of £89,000

8 Grayrigge Court, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7HD

A super 1 Bedroom Retirement Apartment on the First Floor of this purpose built block with Communal Gardens, Lounge, Laundry, Guest Suite, House Manager and 'On Call Careline Facility'. Very conveniently located for town, with a sunny south facing aspect with lovely garden views and glimpse's of Morecambe Bay.

Comprising Entrance Hall, Living Room, Kitchen, Double Bedroom and Modern Shower Room.

Ground Rent and Service Charge paid up until March 2027.

No Upper Chain.

Quick Overview

Level and convenient access to Grange town centre

Glimpses of Morecambe Bay

No Upper Chain

Modern Shower Room

Electric storage heaters

Daytime Manager

Out of Hours careline system

Communal Gardens and Parking

Edwardian Promenade close-by

Superfast - Openreach

Property Reference: G3243

1	1	1	C	*Superfast Broadband*	*Car Park to the rear*





Living Room



Living Room



Kitchen

Neatly presented with some views of Morecambe Bay, this easily manageable and well maintained First Floor 1 Bedroom Apartment is in the sought after purpose built retirement complex building Grayrigge Court. With facilities such as Communal Residents Lounge, Laundry, Guest Accommodation, pretty, well tended Gardens, Secure Entry, Manager and 'On Call Care Line', peace of mind has never been easier.

From the Ground Floor Entrance a lift or stairs lead to the shared Hallway. The private Apartment door opens in to the Private Entrance Hall with secure telephone entry system and generous cloaks cupboard housing the hot water tank. The Living Room is bright and sunny and provides enough space for living and dining furniture. Dimplex electric storage heater, freestanding fire surround with electric coal effect fire and uPVC double glazed window to front with winter views towards Morecambe Bay.

Archway to the Kitchen with original wall and base cabinets and complementary work surface, tiling to walls and stainless steel sink unit with uPVC double glazed window over. Included in the sale are the oven, fridge, microwave, air fryer and kettle! Fitted Creda cooker hood and extractor fan. The Bedroom is a spacious Double Room with Dimplex electric panel heater and recessed, mirror fronted double wardrobe. uPVC double glazed window offering a sunny south facing aspect with lovely garden views and glimpse's of Morecambe Bay. The Shower Room is modern with a double shower enclosure, low flush WC and wash hand basin on vanitory unit. Practical and attractive uPVC wall panelling, mirror fronted medicine cabinet, heated towel rail, Dimplex wall heater and extractor fan.

Outside the residents have use of the attractive and well tended Communal Gardens. A parking space is available by negotiation with the Management Company.

Location Grayrigge Court is conveniently placed with close and easy access to Grange Medical Centre. It is a level walk to the shops, library, post office etc and literally just across the road from the famous and picturesque Edwardian Promenade and Park Road Gardens with Bandstand.

To reach the property proceed up Main Street to the mini roundabout, take the first left along The Esplanade and then take the first right into Park Road. Turn left at the junction and Grayrigge Court is shortly on the right hand side.

What3words:
https://what3words.com/picturing.baseline.convinced

Accommodation (with approximate measurements)

Entrance Hall
Living Room 17' 3" x 10' 5" (5.26m x 3.18m)
Kitchen 7' 4" x 5' 6" (2.25m x 1.68m)
Bedroom 14' 0" x 8' 10" (4.27m x 2.71m) plus wardrobe
Shower Room 6' 9" x 5' 5" (2.08m x 1.66m)

Services: Mains electricity, water and drainage. Electric heating. Communal Laundry, Guest Suite available by prior booking. 'Daytime Manager' and out of hours 'Careline' System.

Tenure: Leasehold. Subject to a 125 year lease commencing 1st June 1990. Vacant possession upon completion.

Council Tax: Band . Westmorland and Furness Council.

Ground Rent and Service Charge: Ground Rent of £221.98 bi annually in advance. There is a Service Charge of £2053.62 per half year in advance.

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.

Rental Potential: 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.

Anti-Money Laundering Regulations (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).



Bedroom



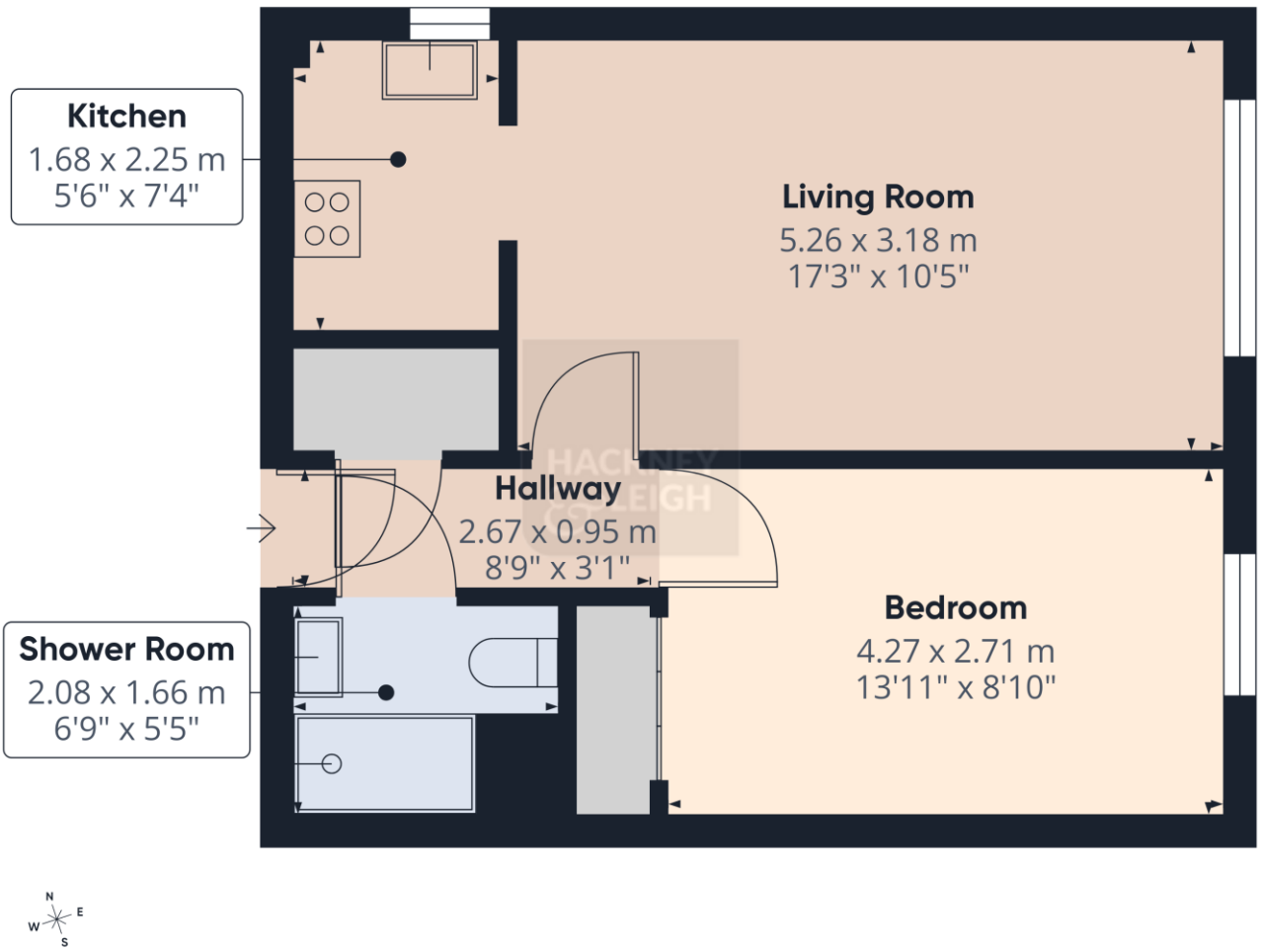
Shower Room



Communal Grounds



Communal Grounds



Approximate total area(1)

40.2 m²

433 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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