



Flat 50, Hampsfell Grange Hampsfell Road, Grange-Over-Sands -
LA11 6AZ

£135,000

Grange-Over-Sands

Flat 50

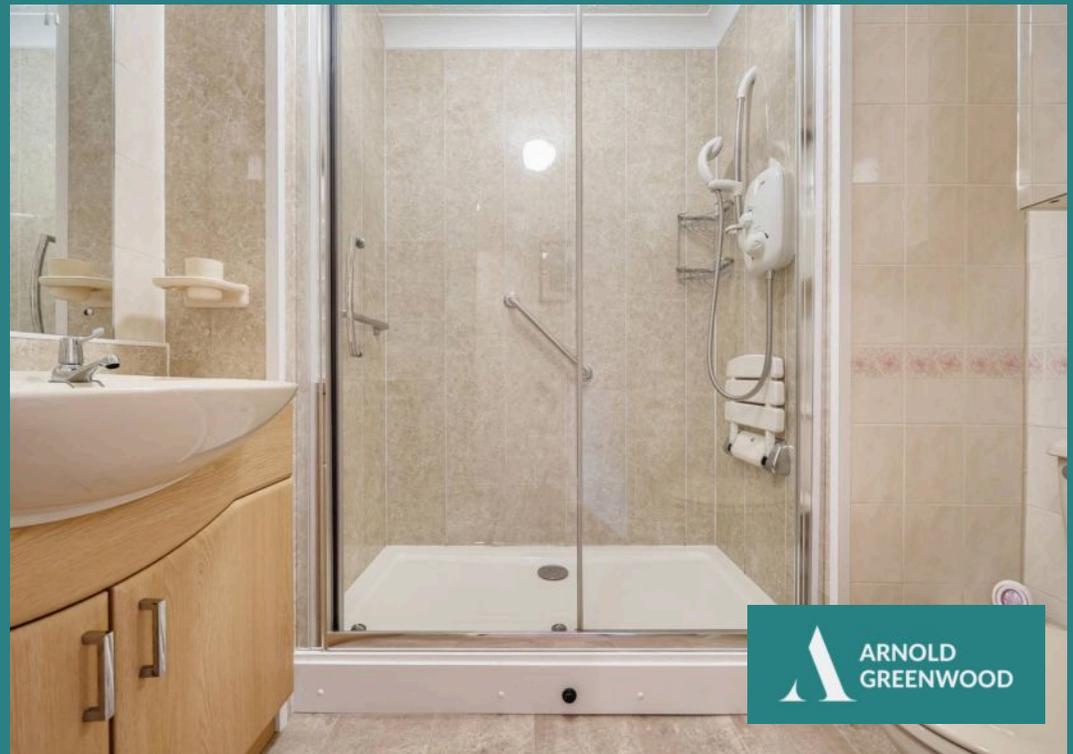
Hampsfell Grange Hampsfell Road,
Grange-Over-Sands

This generously proportioned two-bedroom second-floor apartment is designed exclusively for the over sixties, offering independent retirement living in a well-maintained and welcoming development. The property features a spacious dual aspect living room, which benefits from an abundance of natural light and provides a comfortable area for relaxation and entertaining. French doors open directly into the modern kitchen, fitted with integrated appliances and ample storage, making it both practical and stylish for every-day use. Both bedrooms are well-sized, with the main bedroom offering fitted storage, additional space for freestanding furniture, and the second bedroom ideal for guests or as a study. The contemporary bathroom is finished to a high standard and includes a walk-in shower for ease of access. Residents can enjoy peace of mind with an onsite house manager, access to the residents lounge, a guest suite for visiting friends or family and use of the laundry room. Additionally fully serviced lifts serve all floors, ensuring the property is accessible for all residents and further piece of mind with pullcord first response fitted throughout the apartment.









Communal Garden

Use of the landscaped gardens.

DETAILS

Parking at request subject to availability.

EPC Rating: C

Council Tax Banding: D

Leasehold - 125 years from 1st February 1998.

Service charges: Annually £4752.36

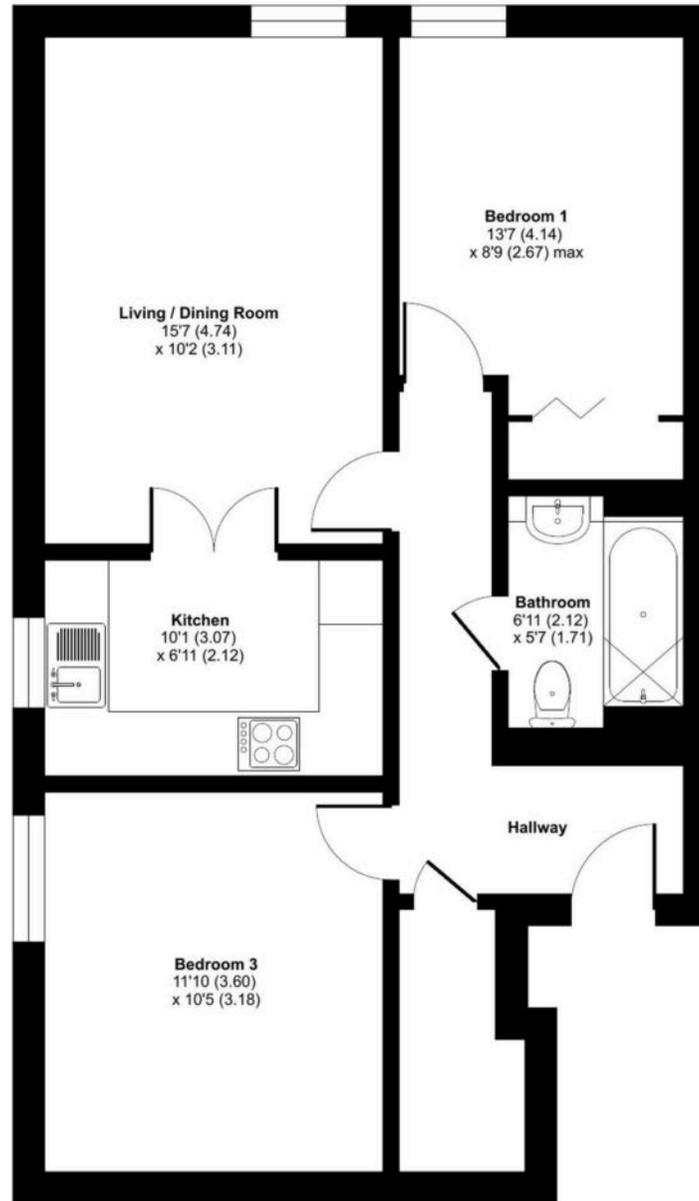
Ground Rent: Annually £643.22



Hampsfell Road, Grange-Over-Sands, LA11

Approximate Area = 639 sq ft / 59.3 sq m

For identification only - Not to scale



GROUND FLOOR



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