





### Inside The Home

Located in the sought-after area of Bare, close to Morecambe Promenade, this spacious two-bedroom ground floor apartment offers excellent potential for a range of buyers including downsizers, first-time purchasers and investment buyers. The accommodation comprises a welcoming and spacious hallway with an attractive seated area, a comfortable lounge, fitted kitchen, two bedrooms and a shower room. The kitchen benefits from patio doors leading out to the rear low-maintenance garden, providing a pleasant outdoor space ideal for relaxing or entertaining. The property is ideally positioned for local amenities, transport links and coastal walks along Morecambe Promenade.

Please note, the property does have damp issues which have been reflected within the asking price, offering purchasers an opportunity to acquire a well-located apartment with scope for improvement.

### Let's Take A Closer Look At The Area

Located in the village of Bare, a small yet highly desirable area of Morecambe, this incredible home caters to many. A short walk away, the shores of Morecambe Bay provide a stunning outlook across the sands to the rolling hills of the Lake District National Park. With the M6 Bay Gateway a short drive away, a busy local bus service and Bare Train Station close by, this property is certainly well connected to provide excellent access to Lancaster and further afield. The area has a range of highly regarded primary and secondary schools, as well as access to local and national shops, eateries and wine bars as well as doctors and dentist surgeries. Simply superb.

### Let's Step Outside

To the rear of the property is a spacious, low-maintenance concrete garden, enclosed by secure fencing and complemented by planted borders. A garage provides useful additional storage, with off-road parking available directly in front. There is also the benefit of an outbuilding which has electric and water and the perfect place for white goods such as a washing machine. This versatile outdoor space is ideal for entertaining, relaxing, or enjoying a morning coffee.

### Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

### Tenure

The property is leasehold Title number:LA827665 The lease term for the property is 999 years with 971 years remaining.

### Council Tax Band

This home is Band A under Lancaster City Council.

### Viewings

Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
92 plus <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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