





## Flat 1, 4-6 Central Drive, Morecambe, LA4 5JU

Positioned in a central location, this first floor flat presents buyers with a multitude of uses. Perfect for first time buyers, those looking for a project or investors, this is an exciting opportunity to purchase a property in an up and coming area of the historic seaside town of Morecambe. With two bedrooms, a spacious living room, kitchen and a four piece bathroom. Reroofed approximately 18 months ago with communal entrance areas recently being decorated. No Chain.

Situated in the heart of Morecambe, this property sits at the foot of the high street, with Morecambe Bay a short walk away. For those who down drive, there are ample bus stop points as well as a train station within a 10 minute walking distance. With a plethora of shops including a super market, local and national shops as well as a range of cafes and coffee shops.



## Layout (With Approx. Dimensions)

### Entrance

Entered via an external door, stairs lead up to a first floor landing. The door to the flat is the first and located on the left hand side.

### Entrance Hall

With an intercom telephone point, a useful storage area above the kitchen and a radiator.

### Living Room

**15'6" x 13'3" (4.73 x 4.05)**

A bright and spacious room, fitted with a fire surround, a UPVC double glazed bay window and a second UPVC double glazed window to the front. With decorative coving to the ceiling and a radiator.

### Bedroom Two

**11'2" x 7'2" (3.42 x 2.20)**

Fitted with a UPVC double glazed window, decorative coving and a radiator.

### Bedroom One

**11'3" x 10'5" (3.43 x 3.18)**

A spacious room, fitted with a UPVC double glazed window and a radiator.

### Kitchen

**10'6" x 7'10" (3.21 x 2.40)**

Fitted with a range of wall and base units with a complementary worktop over and a stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring gas hob, an oven and a extractor above. With plumbing for a washing machine and space for a fridge freezer. With a UPVC double glazed window and a radiator.

### Bathroom

**13'8" x 7'1" (4.18 x 2.17)**

Fitted with a four-piece suite consisting of a WC, wash hand basin, a shower cubicle and a bath. With a UPVC double glazed frosted window and a useful built in storage housing a gas central heating boiler. With tiled walls, flooring and a radiator.

### Please Note

The building roof was reroofed approx. 18 months ago. The entrance and front door to the apartment has been replaced and redecorated recently as part of the ongoing maintenance. Whilst this property doesn't have allocated parking, there is a possibility of purchasing a parking permit through the local, Lancaster City Council to use on the road, located in front of the building.

### Services

Mains electric, mains gas, mains water and mains drainage.

### Council Tax

Band A - Lancaster City Council.

### Tenure

Leasehold – Held on a balance of 999 years from the 1st June 2006, with a balance of 981 years. The Maintenance Charge is approx. £50 per month and the Ground Rent is approx. £50 per annum.

### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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