





Inside The Home

Entry to the apartment is via a double UPVC front door, this immaculate ground floor apartment offers stylish and well-planned accommodation throughout. The current vendor has thoughtfully maximised the available space to create a modern and comfortable living environment, finished to a high standard. The property comprises a spacious lounge, complete with newly fitted carpets, fresh contemporary décor, and a feature fireplace. Patio doors open directly onto the courtyard, creating a lovely extension of the living space particularly enjoyable on sunny days. There are two well-proportioned double bedrooms, with the master benefiting from a fitted wardrobe, providing excellent storage. The kitchen is neatly arranged and practical benefiting from an integrated oven and a beautiful breakfast bar, while the bathroom is fitted with a modern three-piece suite and overhead shower. Additional storage can be found in the hallway, enhancing the apartment's functionality. Further benefits include a boiler approximately five years old, which has been regularly serviced, offering peace of mind to prospective buyers. The property has been fully redecorated and new carpets laid, it's a turnkey property in a highly sought after location.

This superb property would make an ideal purchase for a first-time buyer, working professional, or those looking to downsize, combining low-maintenance living with a sought-after promenade location.

Let's Take A Closer Look At The Area

Located in the vibrant seaside town of Morecambe, this busy community caters for all. With the breath-taking Morecambe Promenade on its doorstep, enjoy countless hours walking the coastline soaking up the spectacular scenery surrounding this remarkable property. Situated in a highly accessible area with the M6 bay gateway less than a 10 minute driveway away, bus stops within easy walking distance providing access in around area as well as further a field, and the Lake District and Yorkshire Dales National Park an approximate 40 minute drive away. For those with a family seeking excellent local schooling, this property is within the catchment area for both Lancaster boys and girls grammar schools.

Let's Step Outside

To the front of the property is a courtyard area, providing a perfect spot to sit and enjoy the sunshine, with direct access from the lounge via patio doors. The current owner has decorated it and created a beautiful outside space. To the rear, the apartment benefits from off-road parking within a residents' car park, offering added convenience and practicality.

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. The lease term is 999 years with 965 remaining. The monthly maintenance fee's are £100. Title number: LA707341.

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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