





The accommodation..

This delightful first floor apartment opens into a welcoming entrance hallway which provides access to a useful storage loft as well as a walk in storage cupboard with power and light - ideal for a condenser dryer on that basis. The light and airy lounge is tastefully decorated with double aspect windows and the wall mounted electric, remote control fire, key features. Two comfortably sized bedrooms follow along with a contemporary fitted kitchen and bathroom. A very tidy finish in this most warm and welcoming flat.

The kitchen

This modern kitchen which we believe was installed circa 2016/17 has a range of wall and base units with laminate work top surfaces and tiled splash backs and up stands. Additional features include the electric oven and hob with overhead extractor and a single sink and drainer.

The bathroom

A sleek and stylish suite in white comprising a panel bath with an overhead shower to mixer taps, a low flush WC and a pedestal wash hand basin. The room boasts a state of the art chrome ladder radiator, ceiling spot lights and an extractor with an isolation switch.

Lets look outside

The property has an external plot which is currently being used to provide off street parking for three vehicles. It is a versatile space so could easily switch to parking with a small garden area, unusual for a first floor property. The plot also hosts a storage shed.

The location

Situated in a popular part of Morecambe, the property would also suit first time buyers and lies a short distance away from a variety of local amenities as well as being within touching distance of the iconic Morecambe Bay. The property is also well connected for commuters with the Bay Gateway link road allowing for quick access to the M6 motorway, as well as nearby Lancaster City Centre and its West Coast mainline railway station. Furthermore, purchasers will also have the choice between numerous, well-regarded primary and secondary schools close by as and when required.

The situation

The property is offered for sale with full vacant possession and no upward chain - furniture may be available should interest be disclosed at the point of offer.

Services

The property has gas central heating with the boiler, which has been regularly serviced, being situated in the kitchen. There is also mains electricity, water and drainage.

Tenure

The property is leasehold on a 125 year lease from 1988. Title number LA589155
Ground rent is £10 per annum and the service charges are circa £300 per year*

This should be verified by your solicitor prior to the confirmation of exchange of contracts

Council Tax

Band A via Lancaster city council.

Viewings

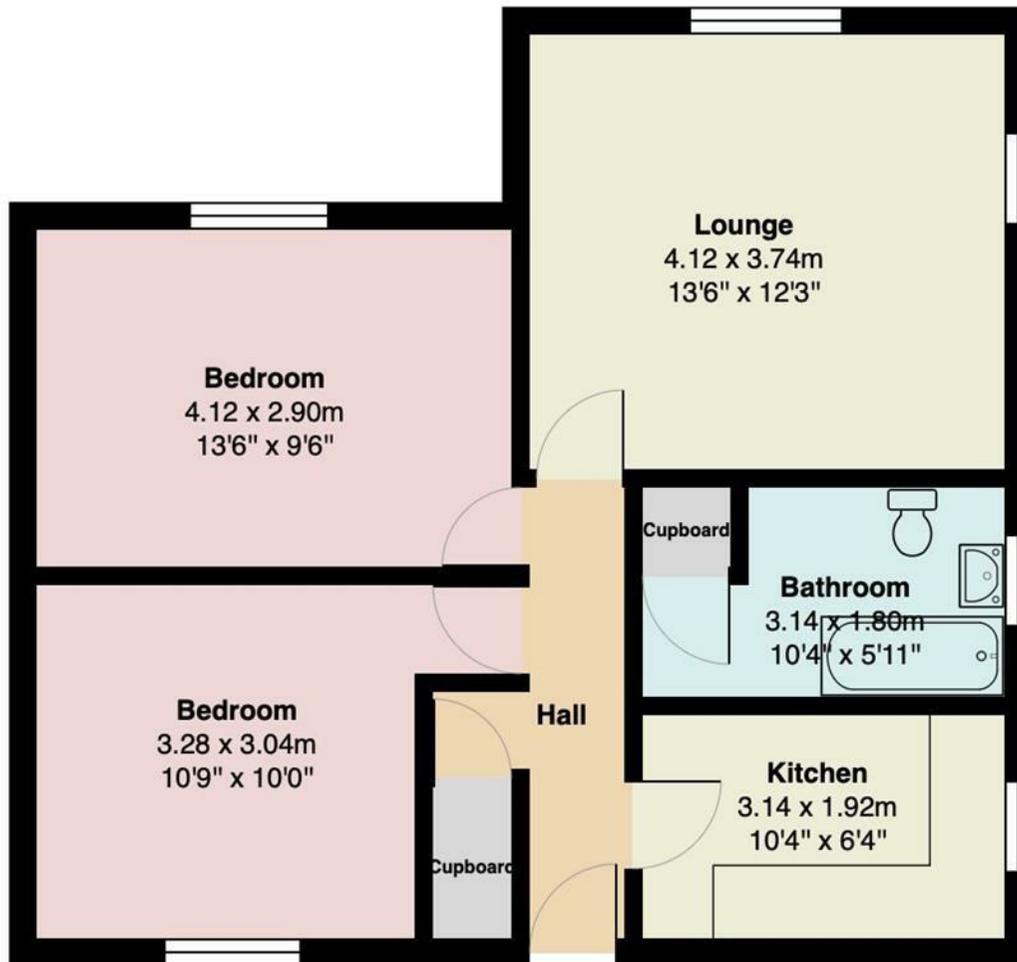
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Available online - for further information please contact our sales office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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