





### **The accommodation**

Intelligently designed and well proportioned, this ground floor apartment would make the ideal starter home, a residential base or a property to retire to, future proofed by its handy ground floor position. The accommodation comprises two nicely split bedrooms, a fitted kitchen, a wet room and a larger than average lounge. Features include gas central heating and double glazing.

### **Lets take a look outside**

The property has access to well maintained lawned communal gardens and there is plenty of on street parking available around the immediate locality.

### **The situation..**

The property is offered for sale with no onward chain and full vacant possession.

### **The location**

Set in an increasingly popular part of Morecambe, the property would suit a wide range of 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.

### **Services**

The property has mains gas, electricity, water and drainage.

### **Tenure**

The property is leasehold with title number LAN15381. The lease length is 125 years from 2005 with a ground rent of £10 and a service charge of around £300 per annum.

### **Council Tax**

Band A via Lancaster City Council.

### **Viewings**

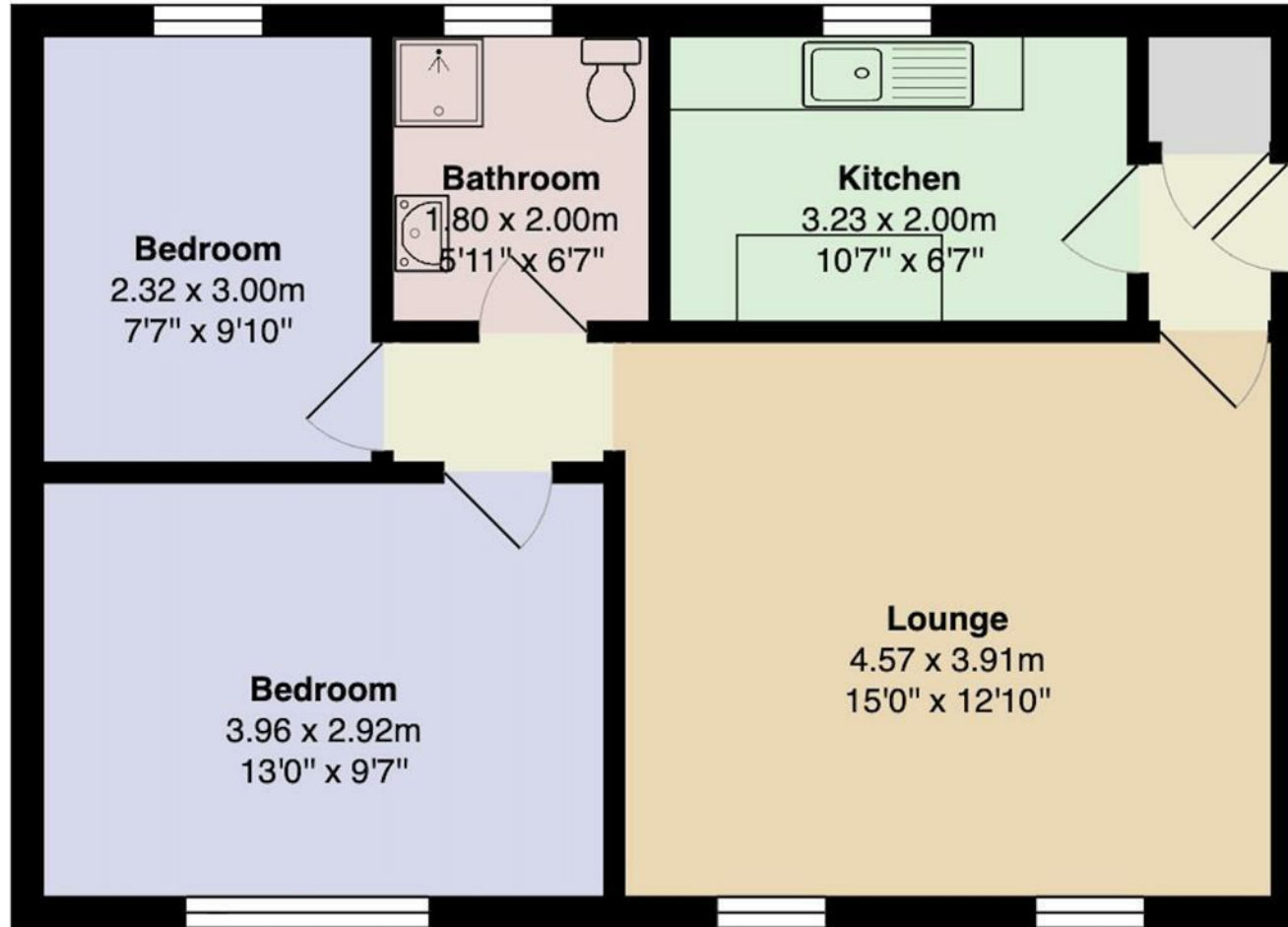
Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

The EPC will appear online with any further questions welcomed by our sales team.







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

# Your Award Winning Houseclub

