





Inside The Home

First Floor Rocklea is a 2-bedroomed apartment (both ensuite). Access is to the rear of the property via its own private entrance. The property comprises: staircase leading to landing with all rooms off, modern dining kitchen and views over Heysham Port and Morecambe Bay, large reception room, cloakroom with WC plus vanity unit and the 2 ensuite bedrooms. The front bedroom ensuite has twin hand basins mounted on granite tops, a large oval freestanding bath and separate walk in shower. The front bedroom has views over Heysham Port and across Morecambe Bay. The second floor comprises: private entrance, porch, inner hall, staircase leading to landing area with extensive views over Morecambe Bay, elegant bedroom with dormer and bay views, reception room with views to the Pennines, shower room with Velux window, fitted kitchen with exposed beams, integrated appliances and Velux window. A prospective buyer can benefit from either two rental incomes and a great return on investment or a home for them with an adjoining investment property.

Let's Take A Closer Look At The Area

Located close to Heysham Port, with bustling freight and ferry traffic, this property is only a short walk from the port and Heysham Power Station. The surrounding area is popular with working professionals looking for quality accommodation. The port provides access to the Isle of Man, Ireland and offshore platforms and also services Isle of Man residents and tourists to and from the island. Popular seasonal events include the world famous TT and Grand Prix races. This high specification apartment block is well connected and lies within a short distance of shops, food outlets and public transport (bus and rail). The nearby coast consists of some spectacular beaches and rocky outlets with the village of Heysham offering further attractions such as the iconic St Peter's church and the village pub. The Bay Gateway and excellent bus and train links allow easy access to the M6, Morecambe and Lancaster.

Let's Step Outside

The property benefits from its own parking and garden areas.

Services

The property is served with gas and electric central heating.

There are also mains electric, gas, water and sewage services.

Tenure

The property is to be Leasehold.

Council Tax

This part of the block is currently receiving small business rates relief.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

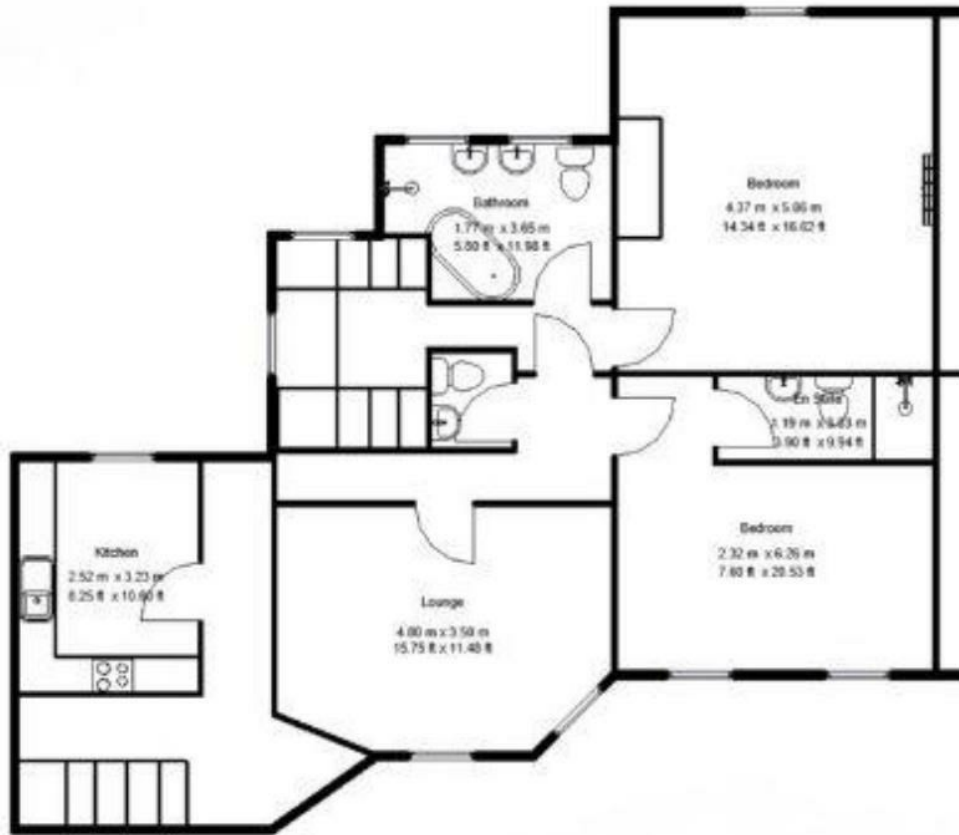
View online or for more information contact our office for details.

Please Note:

The vendor is open to selling items of furniture with the property, via separate negotiation. Please contact our office for more information.







First Floor Apartment



Second Floor Apartment

Energy Efficiency Rating		Current	Possible
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

