





### Inside The Home

Located on the first floor, the apartment is accessed via a well-maintained communal staircase, with the flat positioned to the left. A solid wooden front door opens into a welcoming entrance hallway, offering space for coats and shoes and intercom system providing secure entry. The hallway leads to a cupboard housing the boiler, with additional storage potential. The bathroom is finished in a clean, neutral style and is immaculately presented, featuring white tiling from floor to ceiling, a modern three-piece suite, overhead shower and a wall-mounted heater. The bedroom is a generous double, beautifully maintained and offering excellent storage with two double wardrobes and an additional cupboard. A large window allows plenty of natural light to fill the room. The lounge is bright, spacious and stylishly presented, benefiting from a large front-facing window that enhances the sense of space and light. A stunning silver chandelier adds a touch of elegance, while the electric fire creates a warm and inviting focal point. An open archway leads through to the kitchen, which is both practical and well laid out, offering ample cupboard and worktop space for cooking and entertaining. The sink is positioned beneath the window, with space provided for a washing machine and fridge freezer.

Immaculately maintained throughout, this flat is truly walk-in ready and beautifully presented, offering a blank canvas for a new owner to simply add their own personal style. An ideal opportunity for first-time buyers or those looking to downsize, the property combines comfort, space and convenience in a sought-after Heysham location.

### Let's Take A Closer Look At The Area

Located in the vibrant seaside village of Heysham, this busy community caters for all. Just a few steps from the front door will take you to Half Moon Bay and beautiful coastal walks. With historic areas such as Heysham village and the breath-taking Morecambe promenade a 10-minute drive away, stunning scenery surrounds this home. With local shops, Strawberry gardens pub and the Bay Medical Health Centre nearby, along with junior and secondary schools close by, this property is perfect for couples and families who are looking for putting their own stamp on a property. Situated in a highly accessible area with the M6 bay gateway a short

drive away and bus stops within walking distance, this property really does cater for all.

### Let's Step Outside

Colloway House Apartment Complex has a residents only car park at the rear of the building, there is a designated car parking space allocated to the flat and guest parking available.

### Services

The property has mains electric only and has economy 7 storage heaters, mains water and mains drainage.

### Tenure

The property is Leasehold. Title number LA931383. Lease Term is for 999 years with the lease term remaining of 975 years, commencing the 1 January 2002. There is an annual ground rent of £100 and a quarterly maintenance fee of £362.17.

### Council Tax Band

This home is Band A under Lancaster City Council.

### Viewings

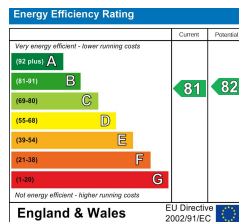
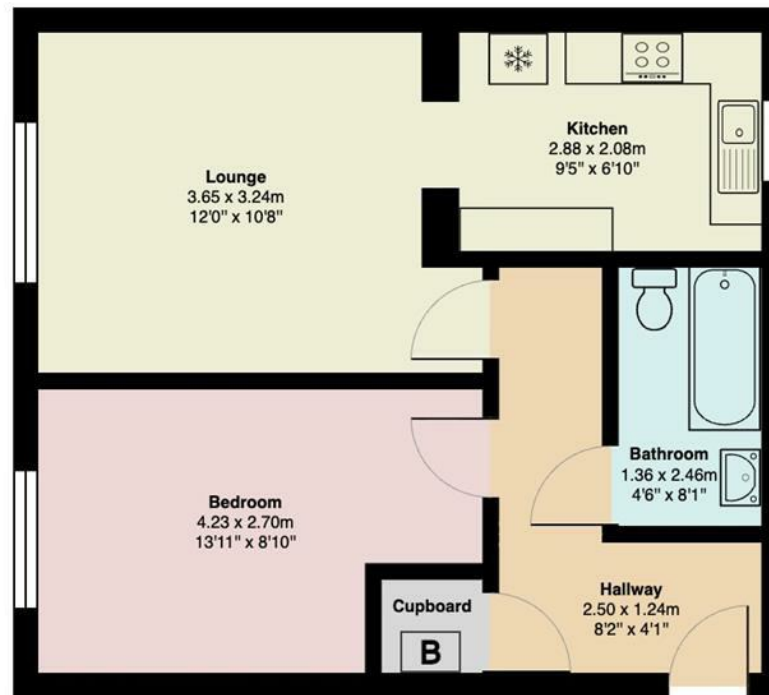
Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

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