





## Apartment 10, Coniston House Badger Wood, Middleton, Morecambe, LA3 3FJ

A fantastic two bedroom, top floor apartment in the exclusive Badger Wood gated community in Middleton. Located on the breathtaking coastline overlooking Morecambe Bay, this property is just a short drive from the village of Heysham, with a broad range of shops, cafes and restaurants. There are plenty of coastal walks and attractions to enjoy in the local area, making it a great spot for couples and families alike.

The apartment has high ceilings and large living spaces, perfect for gathering friends and family, all benefitting from panoramic views across Morecambe Bay and the surrounding green fields. Two double bedrooms form comfortable sleeping spaces, both with built in mirrored wardrobes, with the main bedroom boasting a balcony and ensuite. The property comes with a dedicated parking spot, detached garage and an upgraded premium energy efficient electric heating system.

This property is being sold with no chain.



**Living Room**  
**18'11" x 17'1" (5.78 x 5.23 )**

A spacious carpeted living room with four double glazed windows providing panoramic views across Morecambe Bay, with a glass door opening out onto a Juliet balcony. There is a modern gas fireplace, two panel radiators and two pendant ceiling lights creating a comfortable space for evening entertaining.

**Kitchen Diner**  
**12'3" x 6'4" (3.75 x 1.95 )**

A large kitchen diner sits beside the main living area, with double doors allowing the spaces to open up to each other, great for entertaining family and friends. Appliances include a four ring electric hob, extractor fan, integrated single oven and microwave, fridge and freezer, dishwasher and washer dryer plus a sink with drainer. There is plenty of storage with over and under counter cabinetry encapsulating the room. Two double glazed windows provide spectacular views across the coastline, with an area beside the double doors for a family dining table and a vertical radiator set beside.

**Bathroom**  
**8'1" x 7'5" (2.48 x 2.28 )**

A well-proportioned family bathroom is located at the centre of the apartment, featuring a floating sink unit, a low flush toilet, bidet, heated towel rail and a bath with overhead shower. A frosted double glazed window looks out over green fields providing natural light. There is a useful storage cupboard beside the bath, with space for laundry, linen and toiletries.

**Store Cupboard**  
**5'8" x 2'5" (1.75 x 0.74)**

A useful storage cupboard is located off the main hallway housing the boiler and electric fuse boxes, with an overhead pendant ceiling light and lots of space vertically for shelving.

**Bedroom 1**  
**13'11" x 9'2" (4.25 x 2.80)**

A double bedroom with a balcony accessed by double glass doors that provide stunning views across the coastal landscape. There are built in wardrobes with mirrored doors either side of the bed, with overhead cupboards and room for a drawer unit at the end of the bed, so there is no shortage of

storage to keep the room feeling bright and airy. A carpeted floor and pendant ceiling light complete the comfortable sleeping space. An ensuite is accessed via an internal wooden door.

**Ensuite**  
**7'5" x 4'9" (2.28 x 1.47)**

An ensuite attached to the main bedroom with a frosted double glazed window looking out to the green surroundings and providing natural light. Suite includes a double walk in shower, low flush toilet and modern floating sink unit, with spotlights and floor tiles creating a contemporary ensuite.

**Bedroom 2**  
**12'3" x 10'4" (3.74 x 3.16)**

A double bedroom located by the front door to the apartment, with built in storage in the form of mirrored wardrobes and overhead cupboards above the bed. There is floor space on the carpeted floor for a small drawer unit at the end of the bed, with a double panel radiator set on the wall beneath the double glazed window taking in the spectacular views across the Bay.

**Garage**

The apartment comes with a detached garage, featuring an electric up and over door, power and lighting, ideal for housing a vehicle or storing large items. A dedicated car parking spot is located nearby.

**Tenure**

The property owns a share of the freehold. The estate charges are £624 per annum and the current service charge is £1260.

**Additional Information**

The apartment at 1065 square feet is one of the two largest apartments within the village.













Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

# Your Award Winning Houseclub

