

HOUSECLUB
ESTATE AGENCY

Flat 1, 4-6 Central Drive, Morecambe, LA4 5JU

Price £70,000

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Positioned in a central location, this first floor flat presents buyers with a multitude of uses. Perfect for first time buyers, those looking for a project or investors, this is an exciting opportunity to purchase a property in an up and coming area of the historic seaside town of Morecambe. With two bedrooms, a spacious living room, kitchen and a four piece bathroom. Reroofed approximately 18 months ago with communal entrance areas recently being decorated. No Chain.

Situated in the heart of Morecambe, this property sits at the foot of the high street, with Morecambe Bay a short walk away. For those who down drive, there are ample bus stop points as well as a train station within a 10 minute walking distance. With a plethora of shops including a super market, local and national shops as well as a range of cafes and coffee shops.







Layout (With Approx. Dimensions)

Entrance
Entered via an external door, stairs lead up to a first floor landing. The door to the flat is the first and located on the left hand side.

Entrance Hall
With an intercom telephone point, a useful storage area above the kitchen and a radiator.

Living Room
15'6" x 13'3" (4.73 x 4.05)
A bright and spacious room, fitted with a fire surround, a UPVC double glazed bay window and a second UPVC double glazed window to the front. With decorative coving to the ceiling and a radiator.

Bedroom Two
11'2" x 7'2" (3.42 x 2.20)
Fitted with a UPVC double glazed window, decorative coving and a radiator.

Bedroom One
11'3" x 10'5" (3.43 x 3.18)
A spacious room, fitted with a UPVC double glazed window and a radiator.

Kitchen
10'6" x 7'10" (3.21 x 2.40)
Fitted with a range of wall and base units with a complementary worktop over and a stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring gas hob, an oven and a extractor above. With plumbing for a washing machine and space for a fridge freezer. With a UPVC double glazed window and a radiator.

Bathroom
13'8" x 7'1" (4.18 x 2.17)
Fitted with a four-piece suite consisting of a WC, wash hand basin, a shower cubicle and a bath. With a UPVC double glazed frosted window and a useful built in storage housing a gas central heating boiler. With tiled walls, flooring and a radiator.

Please Note
The building roof was reroofed approx. 18 months ago. The entrance and front door to the apartment has been replaced and redecorated recently as part of the ongoing maintenance. Whilst this property doesn't have allocated parking, there is a possibility of purchasing a parking permit through the local, Lancaster City Council to use on the road, located in front of the building.

Services
Mains electric, mains gas, mains water and mains drainage.

Council Tax
Band A - Lancaster City Council.

Tenure
Leasehold – Held on a balance of 999 years from the 1st June 2006, with a balance of 981 years. The Maintenance Charge is approx. £50 per month and the Ground Rent is approx. £50 per annum.

Viewings
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate
The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



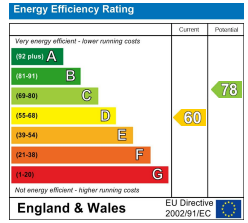



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