







### The accommodation

This spacious apartment offers generous accommodation in all of the key areas. A welcoming entrance hallway with an accessible walk in storage cupboard provides access to a large open plan lounge/kitchen. The kitchen is contemporary in design and the lounge affords lovely views. To the rear you can see the imperious Morecambe Bay. There is a beautiful family bathroom and two exceptionally well proportioned double bedrooms, the master of which boasts an ensuite shower room and a balcony.

### Let's look outside..

This property sits within a private gated community known as Middleton Towers. It is incredibly secure within the communal areas and this apartment comes with parking and it's very own garage.

### The location

Middleton offers a unique blend as the semi-rural nature merges beautifully with the accessibility provided by the Bay Gateway M6 link - Junction 34 can be reached within ten minutes as can the iconic Morecambe Bay with it's World Class sunsets. The location here remains convenient for various amenities, including the picturesque Western coastline and its charming walking trails. The nearby towns of Morecambe & Heysham, along with the city of Lancaster, provide a wealth of practical everyday amenities with a variety of excellent schooling and shops.

### The situation

The property is currently occupied but will be available with no onward chain.

### Services

The heating is electric and there is mains water and drainage.

### Tenure

The property is leasehold with a title number LAN206109. The owners each own a share of the freehold. We are advised that service charges are approximately £160 per month.

### Council Tax

Band B via Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agency.

### Energy Performance Certificate

Available online - contact our office with any additional queries.













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>	81	81
(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		

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