



# 41 Elms Hall

Elms Road | Bare | Morecambe | LA4 6DD

MATTHEWS  
BENJAMIN



# 41 ELMS HALL

## BARE

Easy to maintain, easy to keep clean, a spacious and sunny second floor modern apartment that is within secure gated grounds in the heart of the popular and sought after village of Bare. Purpose built in 2012, Elms Hall is an attractive development of 48 apartments. No.41 enjoys attractive and open views in a south easterly direction over neighbouring properties to the fells of the Forest of Bowland.

An intercom links the apartment to the entrance enabling you to grant visitor entry. A lift and sets of stairs provide access to the second floor and also down to the underground parking.

The apartment has PVC double glazing and electric heating. Décor is neutral with crisp white painted internal joinery with brushed chrome door furniture as well as brushed chrome sockets and switches in the hall, kitchen and sitting room. The hall, sitting room and both bedrooms are carpeted. The dining kitchen has vinyl floor tiles and both the bath and shower rooms have fully ceramic tiled walls and floor.

The front door of the apartment opens into a generous hallway which affords a great feeling of spaciousness, off here is a double coats cupboard with rail and shelf and a separate walk-in utilities cupboard which has plumbing for a washing machine, the hot water storage tank, useful shelving and space for your vacuum, ironing board, mop, brushes and the like.

The dining kitchen has space for a table and dining chairs and a breakfast bar as part of the contemporary range of fitted cabinets which feature sleek doors, chrome handles and under unit lighting. The kitchen is partially open to the bright sitting room. There are two double bedrooms, the main bedroom has fitted furniture, a fitted dressing area and an ensuite shower room with a three-piece suite. The second double bedroom enjoys the same view as the main bedroom and sitting room – southeast facing and in the far distance the Forest of Bowland fells. Completing the picture is a bathroom having a three-piece suite.

There is secure underground parking (one space is private to No.41), allocated locker along with a communal bike and refuse stores. There are well kept shared outside spaces with several benches positioned around the grounds for all to enjoy. Furthermore, for your visitors, there is the use of communal visitor parking spaces.







## LOCATION

For those wishing to live without a car, this is a great location as a range of shops and local services line the attractive Princes Crescent. These include a general Premier store, a butcher and baker, pharmacy, Post Office, hairdressing and beauty salons, cafes and bars. There is also a train station with services to Lancaster station which lies on the main west coast line. A short walk away is Morecambe's promenade which is exceptionally popular with walkers and cyclists. Morecambe's golf course is also conveniently placed for Elms Hall. It's a 5 mile drive to J34 of the M6 and just less than that into the heart of Lancaster city centre.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.





### DIRECTIONS

**what3words** priced.marked.shelf

Use the postcode **LA4 6DD** on Sat Nav with reference to the directions below:

Travelling south along the Morecambe Promenade from Hest Bank, turn left onto Princes Crescent (immediately before Lakeland House, the block of flats), follow the road round and turn second left onto Elms Road. Elms Hall is on the right. For the purposes of viewing, please park in the local neighbourhood.

### SERVICES

Mains electricity, water and drainage. Electric heaters and a heated towel rail in the bathroom. Security alarm. Integral ceiling sound speakers in the dining kitchen and sitting room.

### BROADBAND

Superfast speed available from Openreach of 189 Mbps download and for uploading 27 Mbps.

### MOBILE

Indoor: EE, Three and Vodaphone all reported as 'limited' for both Voice and Data services. O2 reported as offering a 'limited' Voice service, but no Data service.

Outdoor: EE, Three, O2 and Vodaphone all reported as offering 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

### TENURE

Long leasehold for the balance of a 999 year lease which commenced on 1<sup>st</sup> April 2012. The freehold is vested in Elms Hall Ltd, day to day management is undertaken by Homestead Consultancy Services Ltd. An annual service charge of £1671.56 (2024 figure, payable in two half yearly instalments) covers items such as upkeep of the main structure and common parts, building insurance, lift maintenance and external window cleaning. The annual ground rent is £1.

### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: electric hob, fan above, fan oven, microwave, fridge, freezer and dishwasher, all of which are AEG.

### RESTRICTIONS

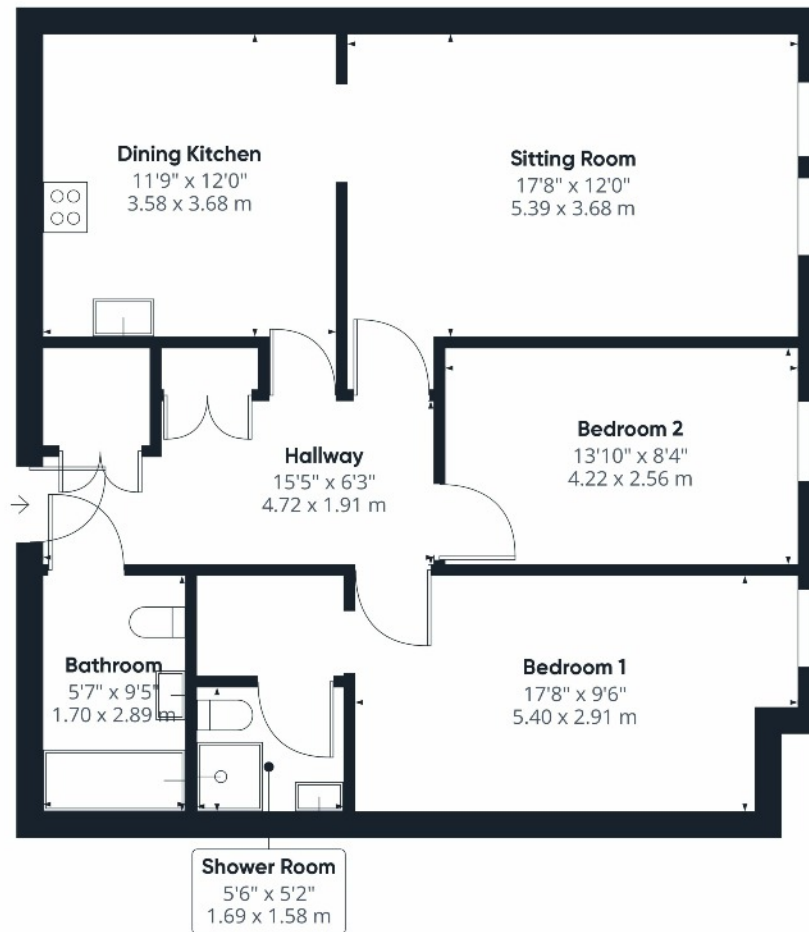
The apartments are limited to buyers/residents over 55s.

### LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band D

### GUIDE PRICE

£275,000



Approximate total area<sup>m</sup>  
873.96 ft<sup>2</sup>  
81.19 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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