



# 18 Monkswood Avenue

Bare, Morecambe LA4 6TW

Price £130,000

# 18 Monkswood Avenue

## Bare

Nestled within a peaceful and well-maintained over-55s community, this charming two bedroom terraced bungalow offers a fantastic opportunity for those seeking independent living with the added benefits of a supportive and friendly environment. The development benefits from an on-site estate manager and a 24-hour emergency call system. Surrounding the property are communal seating areas and lawns, benches are positioned around the grounds for all to use and enjoy, lovely for reading the paper in the sunshine or catching up with friends.

The bungalow features a spacious living room with a fitted coal effect electric fire with marble surround, an easy access shower room and a good sized kitchen. The principal bedroom is bright and airy with the added bonus of sliding doors providing access to the rear garden. The second bedroom has fitted wardrobes.

## Location

Apart from offering a quiet and peaceful residential neighbourhood, the beauty of Monkswood Avenue is the ease of accessibility from several directions; you can walk to Torrisholme where there is a great selection of amenities, pubs, cafes and shops. It's a level walk to the popular promenade and beach at Morecambe as well as local services and shops on the attractive Princes Crescent at Bare. The train station in Bare offers regular connections to Morecambe and Lancaster City Centre where the station is on the main West Coast line. It is also highly accessible for the road network with the Bay Gateway allowing quick access to the M6 motorway and there are several bus routes locally. If you are jetting off then the airports at Manchester and Liverpool are 66.9 and 72.5 miles respectively.





## Directions

### what3words///fortunate.bravo.deal

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

Travelling from Morecambe's Shrimp roundabout (next to the Toby Carvery), take the exit onto Hall Drive and then first left onto Lonsdale Avenue. From here, turn first right onto Strickland Drive, then second left onto Sizergh Road. Next, turn first right onto Monkwood Avenue, follow the road round, the cul-de-sac is the first left turn. No 18. is located in the left hand corner.

## Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Logic Ideal boiler in the kitchen.

## Broadband

Ultrafast speed potentially available from Openreach of 1200 Mbps download and for uploading 220 Mbps.

## Mobile

Indoor: EE, Three, O2 and Vodafone are reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services.

*Broadband and mobile information provided by Ofcom.*

## Tenure

Long leasehold for the balance of a 999 year lease dated 2/9/87. The freehold is vested in the Anchor Hanover Group. A monthly service charge contribution of £196.38 (2024/25 figure) is payable and covers the upkeep of the main structure and the common parts as well as building insurance and the warden services.

## Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, free standing fridge and integral Diplomat hob and Hygena oven.

## Please note

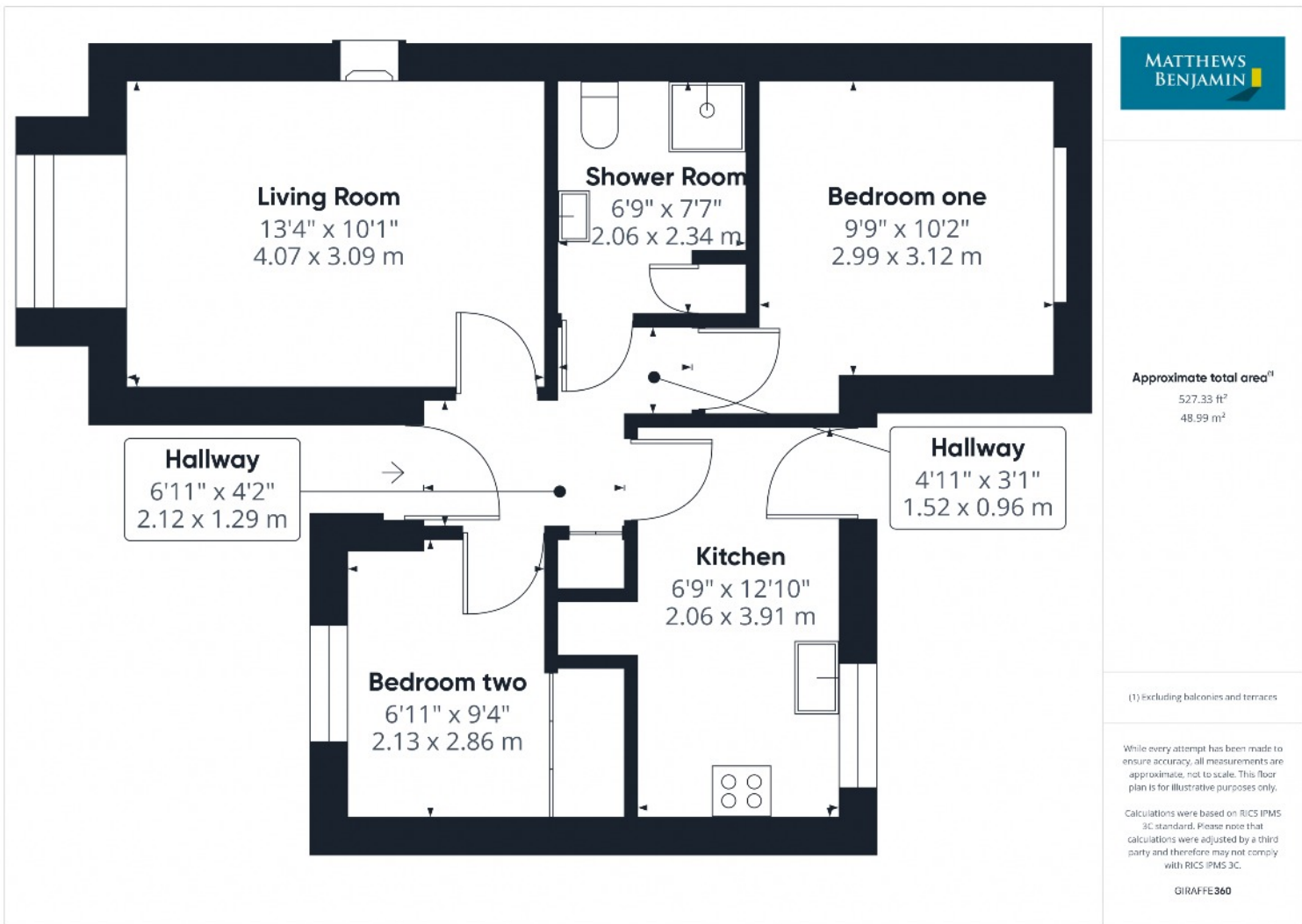
The properties within the development are designed for private residential use and independent living for those 56 years of age and over. Pets are permitted with prior consent.

Upon resale, a sinking fund contribution is payable. The calculation for the payment is 0.95% of purchase price multiplied by the number of years of ownership. Prospective purchasers are recommend to visit <https://www.anchor.org.uk/existing-residents/selling-your-anchor-home>

## Local Authority charges

Lancaster City Council – Council Tax band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.