



Flat 48, Elms Hall

Elms Road, Bare, Morecambe, LA4 6DD

Price £325,000

Flat 48, Elms Hall

Bare, Morecambe

This ground floor, two bedroom light and airy luxury apartment is ideal for the discerning purchaser looking for plenty of internal space with a private and enclosed corner paved patio as well as the wider communal grounds and the peace of mind that comes with the secure gated grounds.

Elms Hall is an attractive development of 48 apartments which were purpose built in 2012. An intercom links the apartment to the entrance gate enabling you to grant visitor entry. There is lift access to the further upper floors and the underground parking (one space is private to No.48), allocated locker along with a communal bike and refuse stores.

The standout feature of this elegant living space is the French doors (in the kitchen and the sitting room) leading out to the rear paved area and the impressively high ceilings, which add a real sense of grandeur and airiness to the room, enhancing the feeling of space and light throughout. Upon entering the easily accessed ground floor apartment, the entrance hallway provides access into the two double bedrooms, one of which benefits from three built-in wardrobe units and an ensuite shower room. In addition to the ensuite is a great sized family bathroom, a bright sitting room with French doors and a dining kitchen which has space for a dining table. A contemporary range of fitted cabinets with sleek doors, chrome handles and under unit lighting extend into a breakfast bar. The kitchen also has French doors and is partially open to the sitting room.

Due to the property being located on the corner plot, the apartment benefits from a wrap around rear enclosed paved patio. This is private to the apartment and in addition to the wider communal gardens where there are several benches to be enjoyed by all residents. The exclusive patio is a peaceful seating area, ideal for garden furniture to make the most of being outside. Furthermore, in addition to the private parking space for No.48 there is the use of communal visitor parking spaces for your guests.





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:///flood.bronze.spray

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

Travelling from Morecambe on the promenade at, Bare turn onto Princes Crescent (B5275) between the Bow Window Café and Lakeland House (the block of flats). Pass the shops (on the right) and take your first left onto Elms Road and Elms Hall is on your right.

Services

Mains electricity, water and drainage. Electric heaters and a heated towel rail in the bathroom. Security alarm.

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 1st 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 listed: AEG oven, a combination microwave, extractor fan dishwasher, an integral fridge and freezer and integral wine cooler.

Restrictions

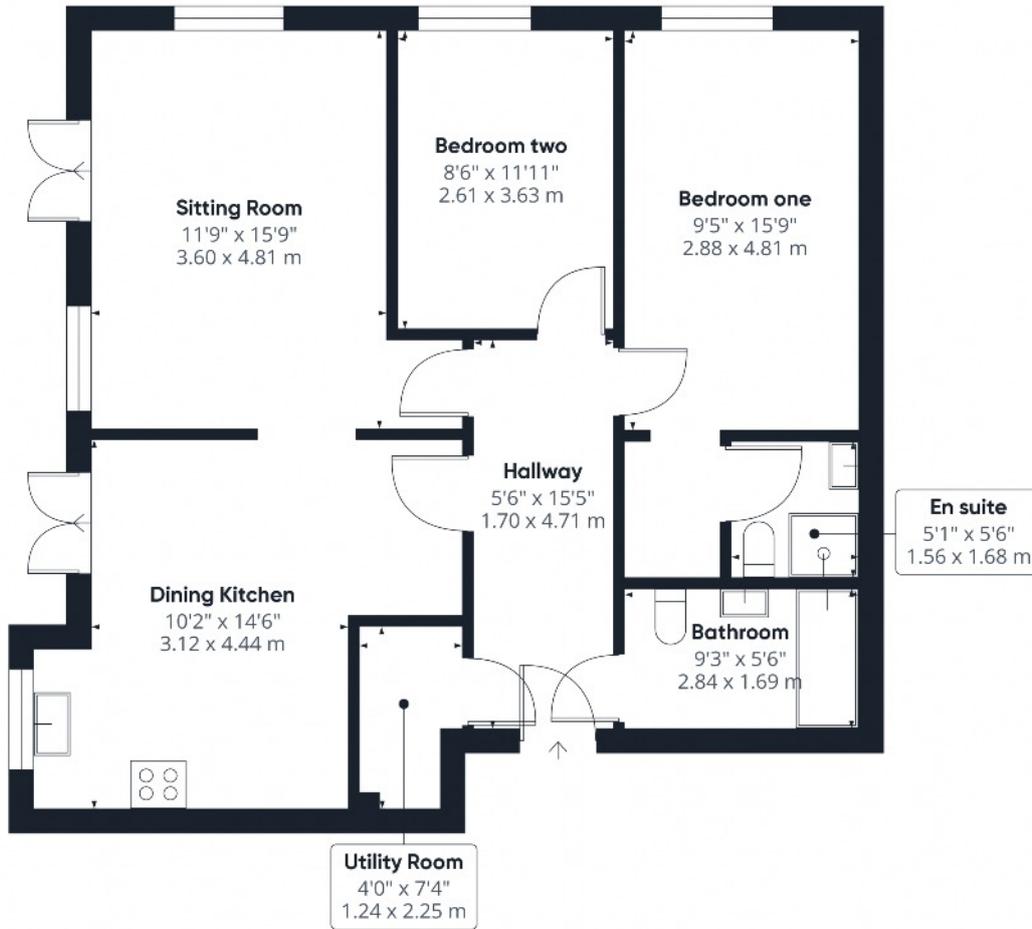
The apartments are for buyers/residents over 55 years of age.

Local Authority charges

Lancaster City Council – Council Tax band D







Approximate total area⁽¹⁾
 867.15 ft²
 80.56 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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