



Flat 17, Elms Hall

Bare, Morecambe, LA4 6DD

Price £350,000

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Welcome to this beautifully presented first-floor luxury apartment, offering generous proportions, high-end finishes, and a prime location. This stunning home is perfect for professionals and downsizers.

This first floor, two bedroom light and airy luxury apartment is ideal for the discerning purchaser looking for plenty of internal space, the 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 upper floors and the underground parking (one space is private to No.17, allocated locker along with a communal bike and refuse stores).

Upon entering the easily accessed first floor apartment, the grand entrance hallway provides access into the two double bedrooms, one of which benefits from fitted wardrobes, 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 to the juliette balcony with ample of space for a dining area and a kitchen which benefits from a breakfast bar with a contemporary range of fitted cabinets with sleek doors, chrome handles. The spacious hallway also benefits from two storage cupboards, one of which houses the hot water cylinder tank and electric consumer unit and the other is a cloaks/ storage cupboard. For you to truly appreciate the size and opportunity of this property, we would highly recommend you arranging a viewing.

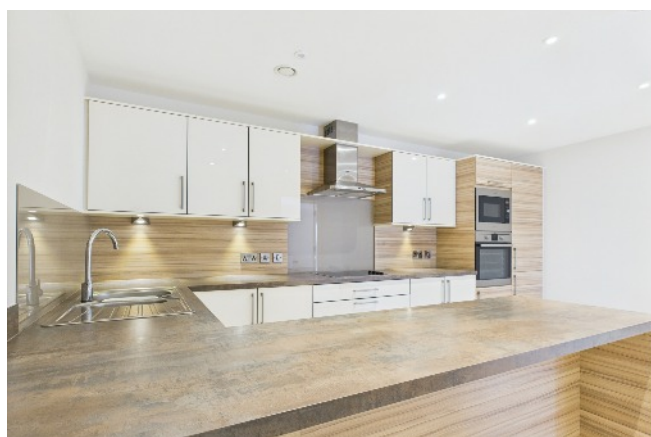
There are communal gardens where there are several benches to be enjoyed by all residents. Furthermore, in addition to the private parking space for No.17 there is the use of communal visitor parking spaces for your guests.





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 and intercom services.

Broadband

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

Mobile

Indoor: EE, Three and Vodafone 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 Vodafone 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 £2,036.42 (2025 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

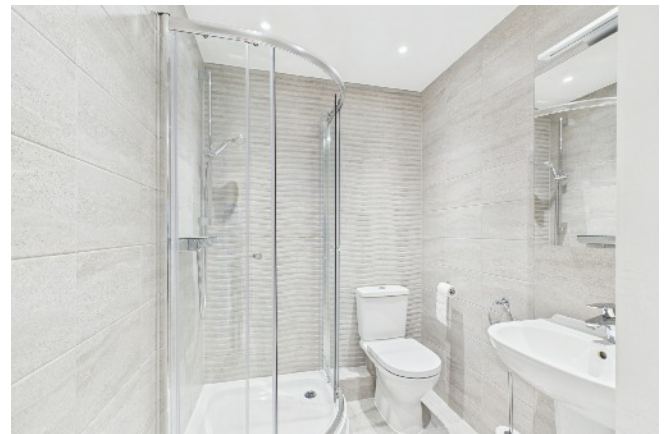
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Carron Phoenix stainless sink and drainer, AEG four ring hob, AEG oven, AEG microwave, AEG extractor fan, AEG dishwasher and AEG fridge freezer.

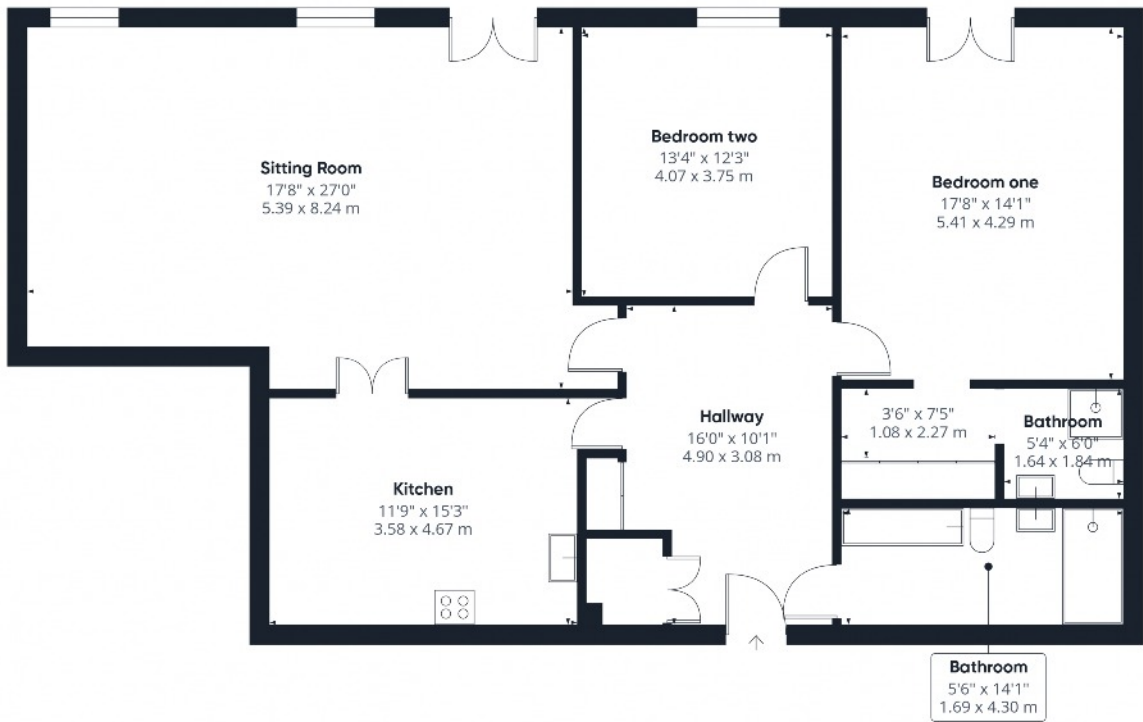
Restrictions

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

Local Authority charges

Lancaster City Council – Council Tax band E





Approximate total area¹⁾
1397 ft²
129.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (IPMS
3C) standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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.