



502 Queen Square, Station Road  
Morecambe, LA4 5JL

Apartment - Purpose Built

Price Guide

£170,000

# 502 Queen Square, Station Road Morecambe, LA4

Apartment - Purpose Built



## Overview

- NO CHAIN
- GREAT INVESTMENT FOR A BUY TO LET
- TWO DOUBLE BEDROOMS
- FAR REACHING VIEWS FROM THE MASTER BEDROOM
- SECURED GATED PARKING
- LEASEHOLD
- FIRST TIME BUYERS HOME
- OPEN PLAN LIVING
- LIFT TO ALL FLOORS
- GOOD LOCAL AMENITIES

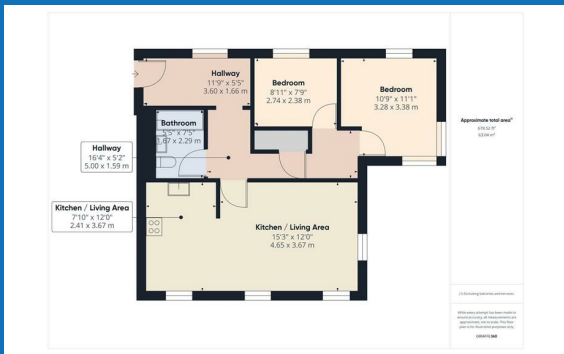
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### Entrance Hallway

Double glazed window allowing lots of natural light, storage cupboard housing the water cylinder and electric meter, access to the loft which is part boarded.

### Open Plan Kitchen/Lounge

Lounge area with double glazed windows to front and side, electric wall heater, carpeted floor. Kitchen area with a double-glazed window to the side, range of matching wall and base units, four plates electric hob and oven, extractor hood, plumbing for washing machine, built-in fridge/freezer, stainless steel sink, vinyl floor.

### Bedroom One

Double-glazed windows to the rear and side let in an abundance of natural light as well as offering

far-reaching views, an electric wall heater and carpeted floor.

### Bedroom Two

Double-glazed window to the side, an electric wall heater and carpeted floor.

### Bathroom

Panelled bath with thermostatic shower, wash hand basin, vinyl floor, extractor fan, electric wall heater, W.C.

### Useful Information

Tenure Leasehold  
250 Years  
Start Date 2009  
End Date 2258  
Years remaining 233  
Lift To All Floors  
Service Charge is to be confirmed.  
Ground rent is to be confirmed.  
Council Tax Band (B )  
£1756.26  
Management company  
Block Buddy

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	D	C
B	C	E	D
C	D	F	E
D	E	G	F
E	F	H	G
F	G	I	H
G	H	J	I
H	I	K	J
I	J	L	K
J	K	M	L
K	L	N	M
L	M	O	N
M	N	P	O
N	O	Q	P
O	P	R	Q
P	Q	S	R
Q	R	T	S
R	S	U	T
S	T	V	U
T	U	W	V
U	V	X	W
V	W	Y	X
W	X	Z	Y
X	Y	AA	Z
Y	Z	AB	AA
Z	AA	BB	AB
AA	AB	CB	BB
AB	BB	DB	CB
BB	CB	EB	DB
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MB	NB	PB	OB
NB	OB	QB	PB
OB	PB	RB	QB
PB	QB	SB	RB
QB	RB	TB	SB
RB	SB	UB	TB
SB	TB	VB	UB
TB	UB	WB	VB
UB	VB	XB	WB
VB	WB	YB	XB
WB	XB	ZB	YB
XB	YB	AB	ZB
YB	ZB	BB	AB
ZB	AB	CB	BB
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OB	PB	RB	QB
PB	QB	SB	RB
QB	RB	TB	SB
RB	SB	UB	TB
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TB	UB	WB	VB
UB	VB	XB	WB
VB	WB	YB	XB
WB	XB	ZB	YB
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