



Flat 5, 63/65 West End Road  
Morecambe, LA4 4DR

Flat

Price Guide

£89,950

# Flat 5, 63/65 West End Road Morecambe, LA4

Flat



## Overview

- NO CHAIN
- TWO BEDROOMS
- WELL PRESENTED
- FIRST TIME BUYERS HOME
- EXCELLENT LOCAL AMENITIES
- FIRST FLOOR APARTMENT
- SPACIOUS LOUNGE
- GREAT INVESTMENT FOR A BUY TO LET
- WITHIN WALKING DISTANCE TO THE SEA FRONT
- POPULAR LOCATION

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



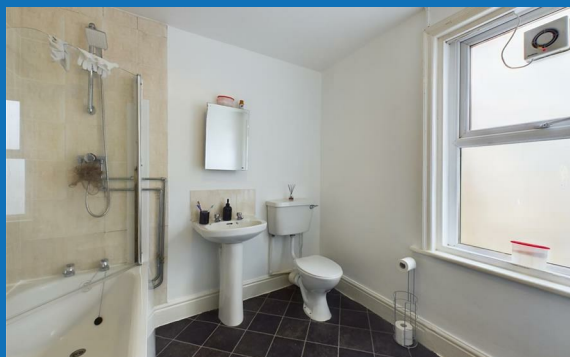
**Entrance Hallway**  
Carpeted floor.

**Lounge/Diner**  
Double-glazed window to the front, fireplace with inset gas fire, carpeted floor, radiator.

**Kitchen**  
Double-glazed window to the rear, range of matching wall and base units, breakfast bar, space for fridge/freezer, free-standing gas cooker, plumbing for washing machine, stainless steel sink, combi boiler, walk-in storage cupboard, vinyl floor, radiator.

**Bedroom One**  
Double-glazed windows to the side and rear, carpeted floor, radiator.

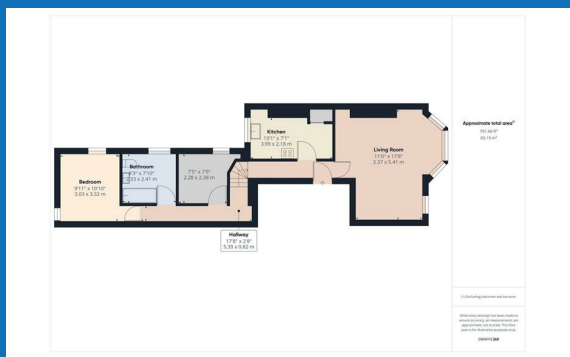
**Bedroom Two**  
Double-glazed window to the rear, carpeted floor, radiator.



**Bathroom**  
Double-glazed frosted window to the side, panelled bath with thermostatic shower, wash hand basin, extractor fan, vinyl floor, radiator, W.C.

**Useful Information**  
Tenure Leasehold  
First Floor  
999 years  
Start Date March 1992  
Finish Date Jan 2990  
966 Years Remaining.  
Ground rent/service charges are combined at £42 per month, with 9 flats, they are all 1/9th shareholders in the management company, West End Road Ltd.

Council Tax Band (A)  
£1505.37



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	75	B	B

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.