



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

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01524 548888

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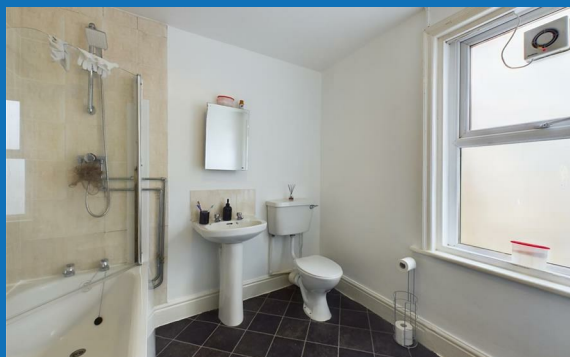
Entrance Hallway
Carpeted floor.

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.

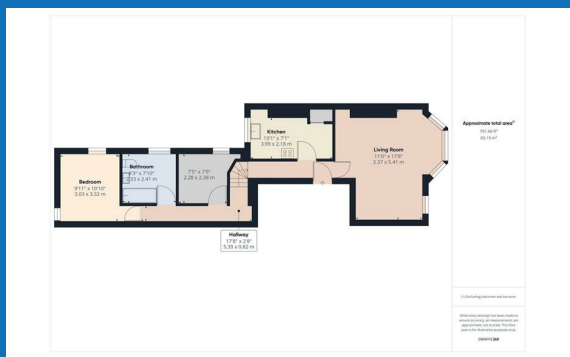
Bedroom Two
Double-glazed window to the rear, carpeted floor, radiator.



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 ₂) 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.