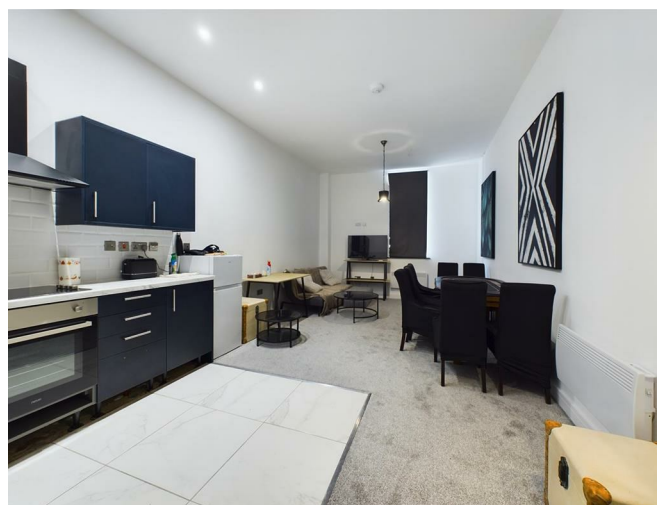
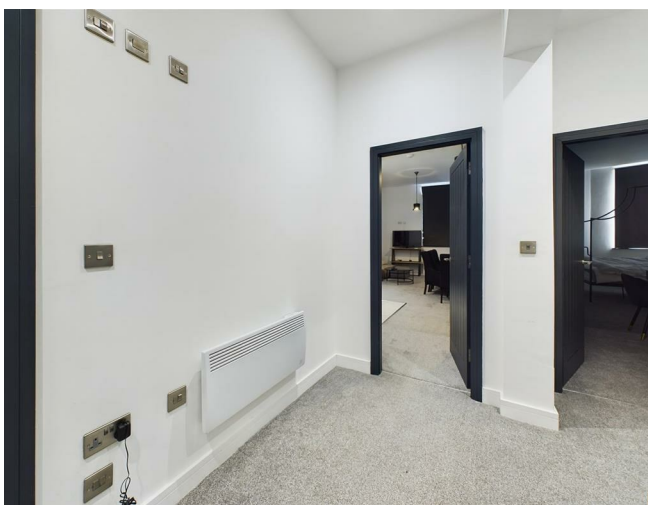


3a & 3b Lunedale House Market Street, Morecambe,



£130,000

Two exquisite first-floor apartments located in the heart of the town centre, offering exceptionally spacious accommodation with high-end luxury fittings. Both of these one-bedroom apartments are currently tenanted, making them an excellent investment opportunity. Available for purchase individually or as a pair, each apartment is priced at £130,000.

Both the current tenants signed up on short AST for 6 months from 7th January.

3a, (front flat) is £1,050 inclusive of all incoming bills, water, electric and council tax.

3b (rear flat) is £1,150 all inclusive of bills.

Investment Overview:

Price: £130,000 per unit (gross yield based on Buy-to-Let only)

Projected Yields:

3a: 9.7% gross, approximately 7% net

3b: 10.5% gross, approximately 7.9% net

Additionally, holidaycottages.com has projected rental income for serviced accommodation to be £19,000 gross and £15,000 net per apartment. This presents an excellent opportunity for Airbnb or short-term lets, offering strong returns on investment.

Located in the heart of Morecambe, this prime location puts everything you need right on your doorstep. Just a two-minute stroll to the seafront, you can enjoy the vibrant promenade lined with shops, attractions, and charming cafés—perfect for a leisurely day out. In the

opposite direction, Morecambe train station is only a short walk away, offering excellent connectivity for commuters and travellers alike.

Entrance Hallway Flat (3a) Front

Electric radiator, walk-in storage room housing the water cylinder and consumer unit.

Open Plan Lounge/Kitchen



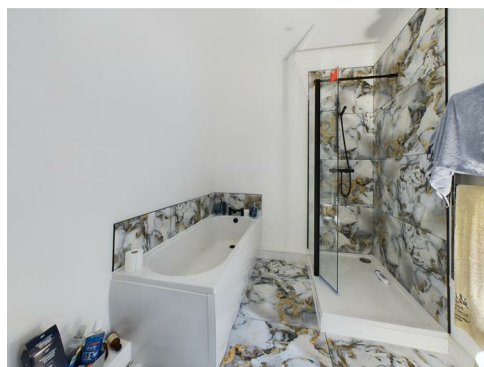
Lounge area with double-glazed window to the front, electric radiators and carpeted floor. Kitchen area with a range of crafted cabinets with complimentary work surfaces, four plates electric hob and oven, extractor hood, stainless steel sink, fridge/freezer, plumbing for washing machine and tiled floor.

Bedroom



Wonderful spacious room with a double glazed window to the side, carpeted floor, radiator.

Bathroom



Shower cubicle with thermostatic shower, wash hand basin, bath, extractor fan, heated towel rail, tiled floor, W.C.

Entrance Hallway Flat (3b) Rear

Carpeted floor.

Open Plan Lounge/Kitchen

Lounge area with double-glazed window to the front, electric radiator and carpeted floor. Kitchen area with a range of crafted cabinets with complimentary work surfaces, four plates electric hob and oven, extractor hood, stainless steel sink, fridge/freezer, plumbing for washing machine and tiled floor.

Bedroom

Spacious room with a double-glazed window to the side, carpeted floor, radiator and walk-in wardrobe.

Inner Hallway

Walk-in storage room housing the water cylinder and consumer unit, door to the bathroom.

Bathroom

Shower cubicle with thermostatic shower, wash hand basin, bath, extractor fan, heated towel rail, tiled floor, W.C.

Investment and Useful Information

Tenure Leasehold

Lease Length TBC

Both apartments will be on separate title deeds

Council Tax Band (TBC)

Available for purchase individually or as a pair, each apartment is priced at £130,000.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

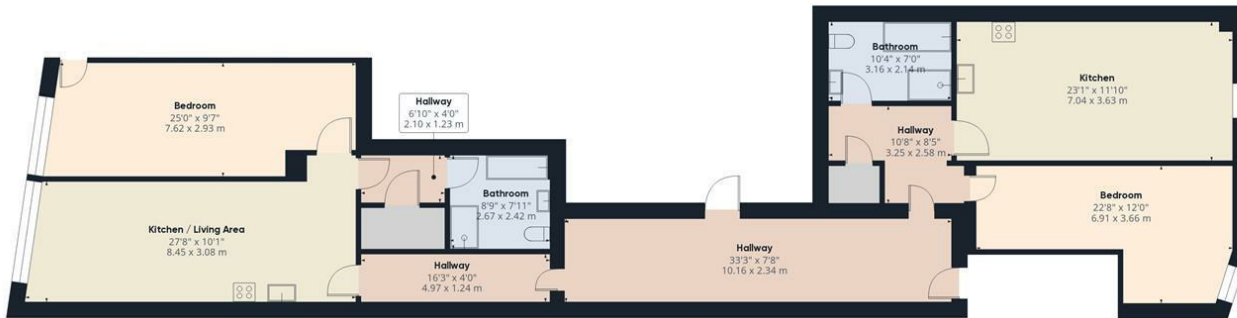
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

1614.93 ft²
150.03 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



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