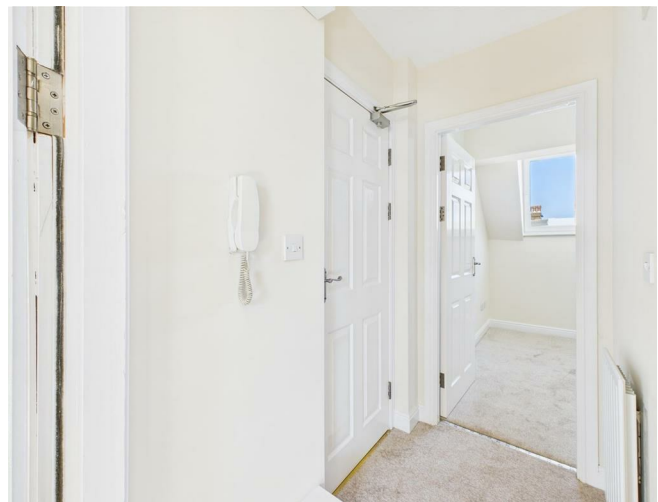


Flat 8, 94-96 Euston Road, Morecambe, LA4 5LD



£68,000

A well-presented one-bedroom apartment situated on the third floor, offering modern, light-filled living in a highly convenient location.

As soon as you step into the building, you're greeted by a clean, well-maintained communal area that reflects the care and attention given to the entire property. It creates an excellent first impression and sets the tone for the rest of the apartment.

Tastefully decorated throughout in neutral tones, this property is ready to move straight into—ideal for first-time buyers, those looking to downsize, or investors seeking a low-maintenance buy-to-let opportunity.

The accommodation comprises a bright and spacious open-plan lounge and kitchen area, designed with modern living in mind. The kitchen is well-equipped with contemporary units and ample worktop space. There is a generously sized double bedroom and a stylish, modern bathroom completing the layout.

This apartment offers a great blend of comfort and convenience, located just a stone's throw from Morecambe town centre. You'll have easy access to a wide range of local amenities including shops, cafés, schools, bus routes, train links, and of course, the beautiful Morecambe seafront—perfect for walks along the promenade and enjoying the stunning views across the bay.

Whether you're stepping onto the property ladder, searching for a smart investment, or looking to simplify your lifestyle, this apartment ticks all the boxes.

Hallway



Carpeted floor, radiator, consumer unit and intercom.

Open Plan Lounge/Kitchen



Lounge area with double-glazed windows to the front, carpeted floor, radiator. Kitchen area with a range of matching wall and base units, integrated fridge/freezer, stainless steel sink, plumbing for washing machine, tile floor, cupboard housing Vaillant combi boiler, four ring gas hob and extractor hood, electric oven.

Bedroom



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

Bathroom



Bath with thermostatic shower, wash hand basin, radiator, tiled floor, W.C.

Useful Information

Tenure Leasehold
999 Years
Start January 2007
End Date January 3006
981 Years Remaining
Service Charge £118.00 Per Month
Management Company Parkinson's
Council Tax Band (A) £1,605.00

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

