

Flat 14, Stanhope Court Morecambe Road, Morecambe,



£125,000

Spacious Two-Bedroom Ground Floor Flat!

Situated in the heart of Morecambe, this well-presented two-bedroom ground floor flat offers comfort, space, and convenience. With its own private entrance and a central location close to the Bay Gateway, this home is ideal for downsizers, first-time buyers, or anyone seeking low-maintenance living in a well-connected area.

The property features a bright kitchen and open plan living/dining area. There are two bedrooms, a modern bathroom, and plenty of storage throughout.

With a garage for secure parking or additional storage and excellent access to local amenities, transport links, and the Bay Gateway, this is a fantastic opportunity to secure a practical and well-located home in Stanhope Court.

Entrance Hallway



Tiled floor, large double glazed wall to wall windows, large single glazed window to lounge, large double glazed frosted window to side.

Lounge/Diner



Laminate flooring, large double glazed window to rear, large double glazed window to side, 2 large radiators.

Hallway

Carpeted, large radiator, door to communal hallway, large storage cupboard.

Bedroom One



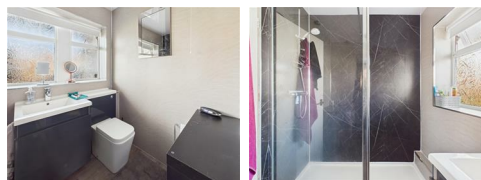
Carpeted, large radiator, large double glazed window to front, fitted wardrobes.

Bedroom Two



Carpeted, double glazed window to front, radiator.

Bathroom



Bathroom quality laminate flooring, shower boarded walls, integrated toilet & basin with storage, 2 large frosted double glazed windows to rear, large walk in shower.

Kitchen



Vinyl flooring, large double glazed window to rear, double glazed back door to private patio & grass area, radiator, Worcester combi boiler serviced this year, a range of matching wall and base units, induction hob and extractor, Neff integrated oven, plumbing for washer and slimline dishwasher.

Garage

No power or lighting. Parking space in front of garage.

Outside

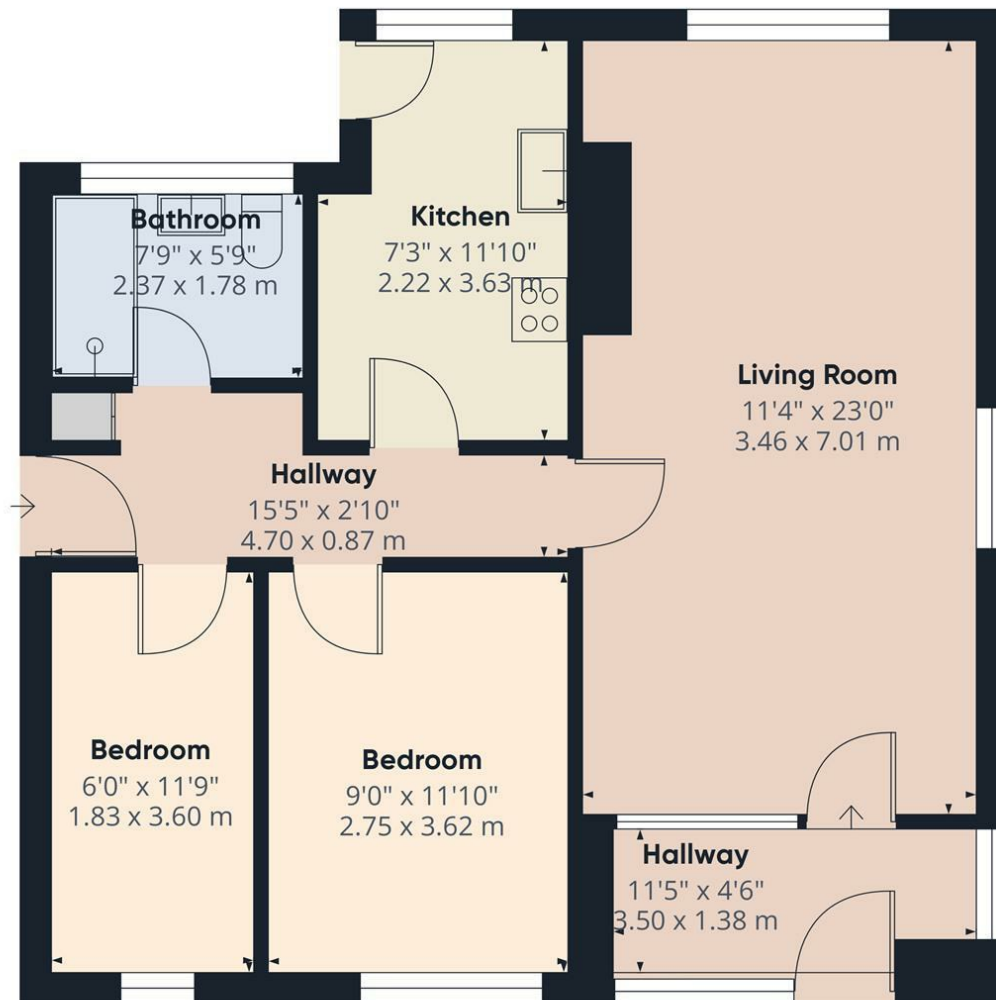


Private patio area, communal lawn at front of property, parking for 2 next to back door.

Useful Information

Tenure Leasehold
Council Tax Band (A) - £1,578.14

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) 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		



Approximate total area⁽¹⁾
679 ft²
63.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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