



Flat 12, Marine Court Sandylands Promenade, Heysham, Morecambe, LA3 1HQ

Price £165,000

## Flat 12, Marine Court Sandylands Promenade, Heysham, Morecambe, LA3 1HQ

With spectacular views across Morecambe Bay and boasting modernised living accommodation throughout, is this attractive two bedroom first floor apartment on Sandylands Promenade. Available with no onward chain, the impressive property is ready to move in and would appeal to a diverse range of buyers including first time purchasers and retirees, with a variety of attractive features including secure gated parking, double glazing throughout and electric radiators. Internally, the property briefly comprises of a welcoming entrance hall, as stylish modern fitted kitchen complete with integrated appliances, a sizeable lounged inner with stunning views across the Bay, a large double bedroom with ensuite WC, a second good sized bedroom and a three piece shower room suite. The apartment also comes with allocated parking, lift access from the ground floor and well maintained communal entrance lobby. Perched on the edge of the western shoreline, the impressive property is ideally located for walks/cycling along the beach and promenade, along with being within easy access of a range of amenities including local shops, supermarkets, a retail park, regarded local schools and the charming Heysham village. Road links and regular bus services provide quick access to Lancaster city centre with the new Bay Gateway bypass placing the M6 motorway within a 10 minute drive away.



## Accommodation

### Hall

Welcoming entrance hall with a vestibule, handy storage cupboard, electric radiator and ceiling light.

### Lounge Diner

Large and spacious lounge diner boasting spectacular views across Morecambe Bay. With electric radiators, a bay window to the front aspect and ceiling lights.

### Sun Room

Access from both the lounge diner and main bedrooms, offering a relaxing space to sit and enjoy the breathtaking views. With a window to front aspect, electric radiator and ceiling light.

### Kitchen

Modern fitted kitchen with a range of base and wall mounted units, integral appliances including a four ring electric hob, an electric fan oven, a dishwasher, fridge and freezer, plus, plumbing for a washing machine, space for a tumble dryer and a sink and drainer unit. Also offers a window to rear aspect, ceiling light and under unit lighting.

### Bedroom One

Large double bedroom with fitted wardrobes, an electric radiator and ceiling light.

### Ensuite WC

Two piece ensuite with low flush WC and a wash hand basin. Also with a towel radiator, window to front aspect and ceiling light.

### Bedroom Two

Double bedroom with a window to front aspect, electric radiator and ceiling light.

### Shower Room

Three piece suite comprising of a large shower cubicle, a low flush WC and a vanity unit with wash hand basin. Window to rear aspect, towel radiator and ceiling light.

### Parking

Property comes with one allocated parking space within a secure, gated residential car park.

### Council Tax

Band C

### Additional Info

Leasehold property, lease is 999 years from 1/1/95. There is no ground rent.

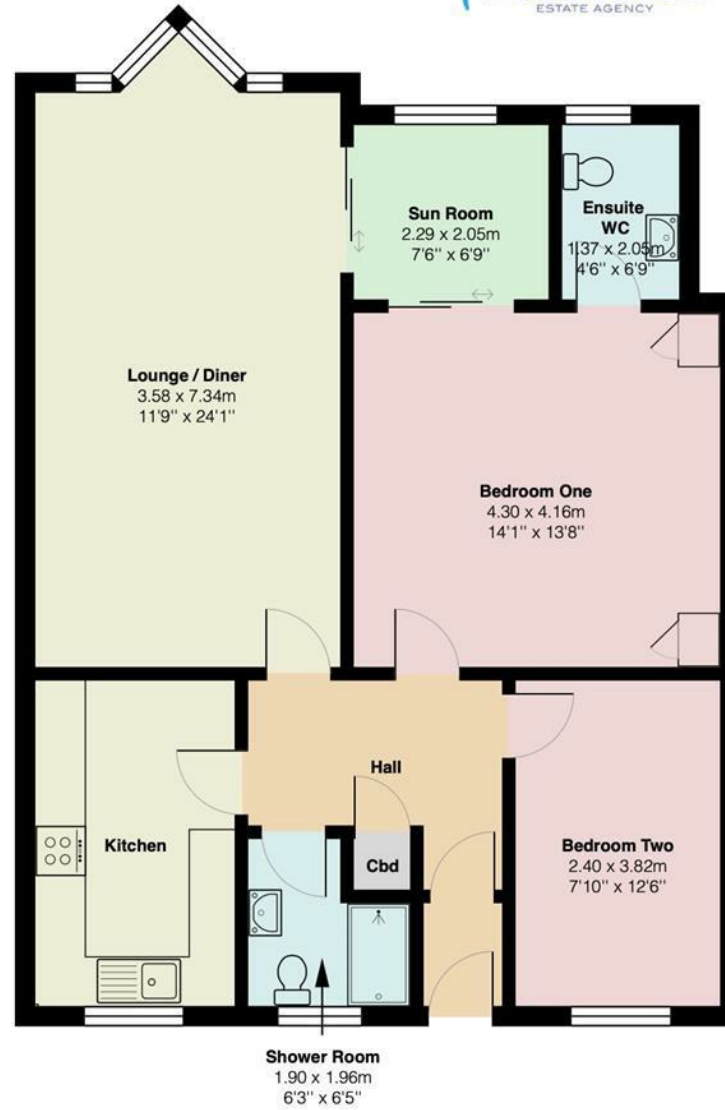
The service charge is £1,600.00 due from the 2nd January 2024 in connection with the 2024 annual charge; this may be paid in two instalments of £800.00.

Property is available with no chain.

Communal areas to the ground floor including lift to all floors and stairs access.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	83		

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Most energy efficient - lower running costs  
 Most environmentally friendly - lower CO<sub>2</sub> emissions  
 Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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