





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

This appealing one-bedroom ground floor apartment on Sandylands Promenade offers breathtaking views across Morecambe Bay and features generously sized living spaces. Available with no onward chain, this impressive property is move-in ready and caters to a wide range of potential buyers, from first-time buyers to retirees, with enticing features including secure gated parking, a private rear entrance, and double-glazed windows throughout.

Internally, the property briefly comprises of a welcoming entrance hall, a spacious lounge diner where the coastal views can be enjoyed at their best, a modern fitted kitchen, a shower room, a good sized double bedroom with fitted wardrobes and handy utility / store room. The apartment also comes with allocated parking, which is located directly outside the back door making it an ideal purchase for buyers with limited mobility. There is also a large communal hallway to the front along with a lift to all floors.

Sitting gracefully on the western shoreline, this remarkable property enjoys an ideal location for leisurely strolls or bike rides along the beach and promenade. Moreover, it offers convenient proximity to various amenities such as local shops, supermarkets, a retail park, esteemed local schools, and the delightful Heysham village. Easy access to Lancaster city centre is facilitated by road links and regular bus services, while the Bay Gateway bypass ensures that the M6 motorway is just a 10-minute drive away.



## **Accommodation**

### **Entrance Hall**

Welcoming entrance hall with access to large storage cupboard, an electric storage heater and ceiling light.

### **Lounge / Diner**

Spacious living room boasting stunning views across Morecambe Bay & Promenade to the front, with a bay window to front aspect, a feature fire place with electric fire, an electric storage heater, ceiling and wall lights.

### **Kitchen**

Modern fitted kitchen with a range of base and wall mounted units, four ring ceramic hob with fan oven beneath, fridge freezer, plumbing for washing machine (extends into the utility), sink and drainer unit. Also with a window and ceiling lights.

### **Shower Room**

Three piece suite comprising of a shower cubicle, a low flush WC and a pedestal wash hand basin. Also with a towel radiator and ceiling light.

### **Bedroom**

Good sized double bedroom with a range of fitted wardrobes to one side, a window to rear aspect, an electric storage heater and ceiling light.

### **Utility Store Area**

Handy storage area that also provides space and plumbing for the washing machine (part of the kitchen plumbing). Also provides a second access point enabling the apartment to have its own private access that leads directly from the parking area.

### **Parking and Communal Areas**

One allocated space in the secure parking area, space is located directly outside the back door of the apartment. All apartments have a fob to the electric parking gates. Other communal areas include the main hallway where you will find the postboxes and a lift to all floors.

### **Lease Info**

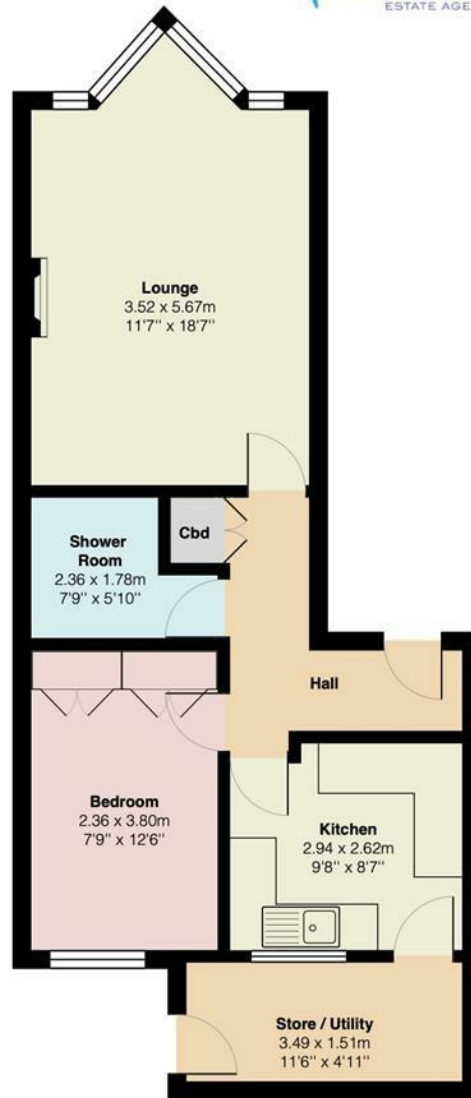
Leasehold on a 999 Year lease from 1995. Service charge is currently £800 paid twice a year, there is no ground rent.











Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
105-120	A			105-120	A		
81-104	B			81-104	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		
<small>Most energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		79	82	<small>Most environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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