



21, Puffin House Mears Beck Close, Heysham, Morecambe, LA3 1FT

Forming part of the hugely popular Mears Beck Close development, Puffin House comprises just four apartments making it easy to see why its more popular than the others. This two, double bedroomed, second floor apartment is larger in design than other flats close by and is perfect for first time buyers, and those looking for an ideal lock up and leave. Boasting contemporary living accommodation and allocated parking.

Situated within moments of the western shoreline of Morecambe Bay, this property is perfectly located for those who enjoy walks along the beach and the promenade. Within easy access of a range of amenities including local and national shops, supermarkets, well regarded local schools and the charming and historic Heysham village. Road links and regular bus services provide quick access to Lancaster city centre with the Bay Gateway bypass placing the M6 motorway a 10 minute drive away.



Layout (with approx. dimensions)

Entrance Hall

7'1" x 3'9" (2.18 x 1.15)

A composition door leads into a small entrance area. An inner door leads into:

Inner Hallway

Fitted with a useful built in storage cupboard, a Telephone entry system and a radiator.

Open Plan Living Kitchen Diner

21'2" x 11'7" (6.46 x 3.54)

A beautifully open plan room, fitted with double UPVC French door leading out to a balcony area. The kitchen area is fitted with a modern kitchen comprising of a range of base and wall mounted units with a complementary worktop offer and a stainless sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob with an extractor hood and an oven below. With plumbing for washing machine and space for fridge and freezer. Fitted with a gas central heating boiler, a UPVC double glazed window to the rear and two radiators.

Bedroom One

8'7" x 10'8" (2.62 x 3.27)

A generous sized room, fitted with a built in double wardrobe, a UPVC double glazed window and a radiator.

Ensuite

7'1" x 4'11" (max measurements) (2.17 x 1.52 (max measurements))

Fitted with a three piece suite consisting of a WC, wash hand basin and a shower cubicle, with tiled surround. Fitted with an extractor fan, and a radiator.

Bedroom Two

8'5" x 12'10" (max measurements) (2.57 x 3.93 (max measurements))

A second generously sized room, fitted with a built in double wardrobe, a UPVC double glazed window and a radiator.

Bathroom

6'2" x 5'10" (1.89 x 1.80)

Fitted with a three piece suite consisting of a WC, wash hand basin and a bath, with tiled surround. Fitted with an extractor fan, and a radiator.

External

To the rear of the property, there is an allocated parking space for the property, as well as visitors parking available across the site.

Please Note:

The pictures currently used were taken in 2022. The property is currently privately let however it is sold with vacant possession upon completion.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band A - Lancaster City Council.

Tenure

Leasehold – held on a balance of 999 years starting from the 1st January 2012. Ground Rent is £300 PA and the Service Charge is £1500 PA, made payable to Firstport. These charges cover maintenance of the communal areas, lighting and the maintenance of communal gardens and carpark.

Viewings

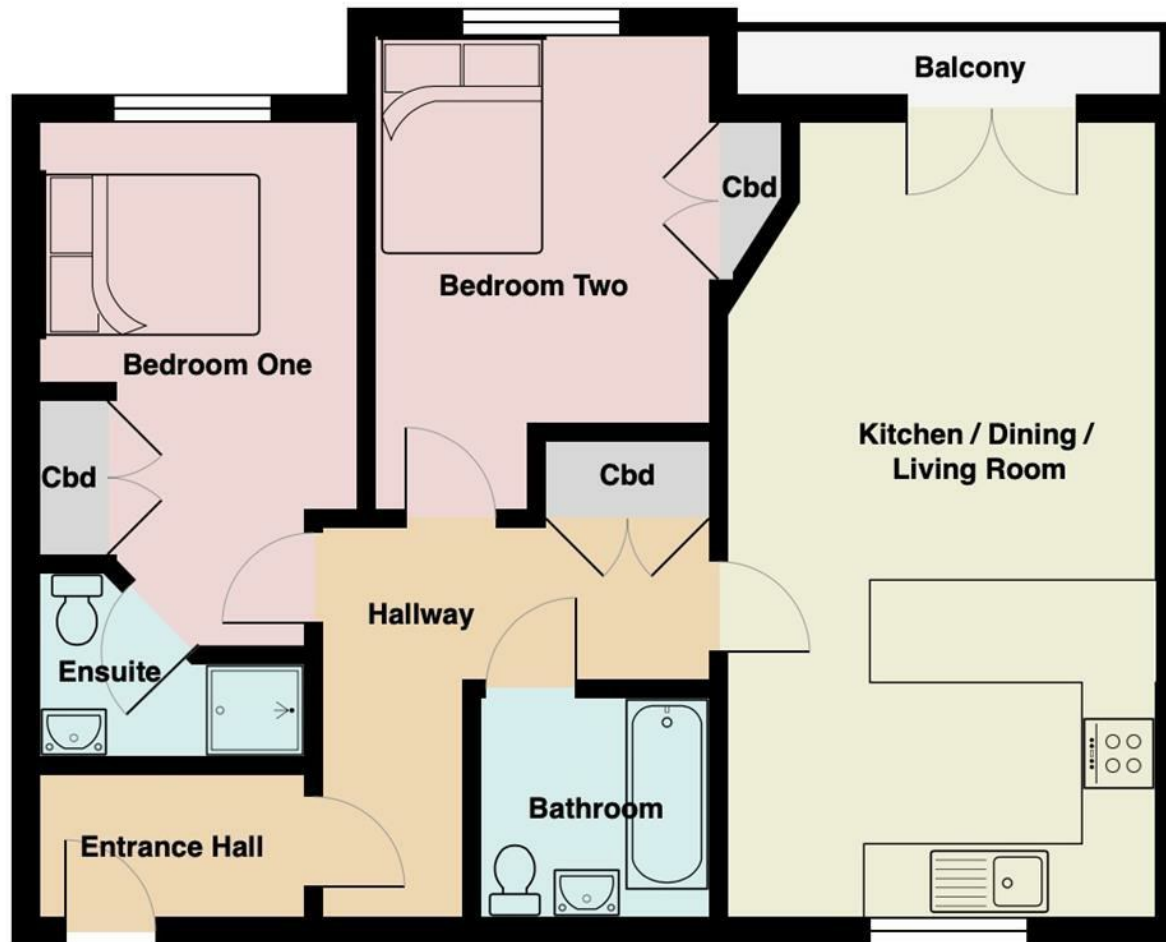
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B	82	82
(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	

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