



Flat 5, 14 Heysham Hall Grove, Heysham, Morecambe, LA3 2RA

A well presented two bedroom apartment, with some of the most incredible views across Morecambe Bay, the Lakeland Fells and the Yorkshire Dales. Boasting of a spacious Living Dining Room here breathtaking sunsets can be enjoyed from the comfort of your sofa. With two double bedrooms, a modern kitchen and bathroom and ample storage throughout. Outside, there is allocated parking, an outhouse storage area and a communal paved garden. Simply stunning.

Located in Heysham Hall Grove, this superb apartment is well connected and lies within walking distance of a range of local and national shops known located as "Strawberry Gardens". The historic village of Heysham offers fantastic sea walks across the barrows and the iconic St. Peters Church. There are highly regarded primary and secondary school as well as the Bay Gateway and excellent bus links, providing commuters with access to the M6 and surrounding towns including Lancaster.



Layout (With Approx. Dimensions)

Third Floor

Communal Entrance

Entered via a UPVC double glazed door, stairs lead to the top floor, where access to the flat can be found, as well as a door providing access to the roof, where exceptional 360 degree views of Morecambe Bay, the Lakeland Fells and the Yorkshire Dales.

Entrance Hall

A welcoming entrance, fitted with a built in storage cupboard, and a radiator.

Living Dining Room

21'9" x 11'4" (6.63 x 3.46)

Fitted with a UPVC double glazed window, showcasing some of the best views in Heysham. With extensive views across Morecambe Bay towards the Lakeland Fells, sit back and enjoy the breathtaking sunsets. With a built in shelving area and two radiators.

Kitchen

10'6" x 8'2" (3.22 x 2.49)

Fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a Zanussi Oven, grill and induction hob with an extractor fan above. With plumbing for a washing machine, and space for a tumble dryer and a fridge freezer. With a UPVC double glazed window showcasing views across Morecambe Bay and a radiator.

Bedroom One

11'3" x 9'1" (3.43 x 2.79)

Fitted with a UPVC double glazed window showcasing views towards Ingleborough and the surrounding countryside. With a built in chest of drawers and a radiator.

Bedroom Two

10'5" x 9'5" (3.18 x 2.89)

Fitted with a UPVC double glazed window showcasing views across Morecambe Bay. With two built in storage cupboards and a radiator.

Bathroom

9'4" x 5'9" (2.87 x 1.76)

Fitted with a three piece suite comprising a WC, wash hand basin and a bath, with a shower over, shower screen and tiles surround. Fitted with a UPVC double glazed frosted window, a built in storage cupboard housing a gas central heating boiler, and a heated towel rail.

Outside

To the front of the property there is a stone chipped parking area, providing a parking space for each property. To the rear, a communal paved garden area can be found, providing an excellent area to sit out and relax. There is also an Outhouse, providing an excellent area to store items such as bikes and other outdoor equipment.

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 from 1st January 2014. Each flat pays an equal share in a joint fund of £70 per month, and covers items such as building insurance and maintenance to name a few.

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		
(69-80)	C		
(55-68)	D	63	63
(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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