



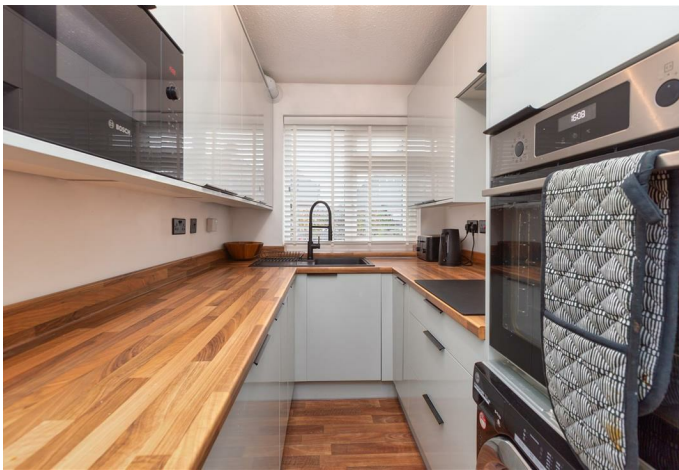
Flat 3, Sunacre Court Maple Avenue, Heysham, Morecambe, LA3 1HY

A beautifully presented two bedroom, ground floor apartment in Heysham. The property has been completely overhauled by the current owner who has used well thought out design ideas throughout to create an impressive apartment for entertaining and comfortable living.

Located on Maple Avenue, this property provides excellent transport links to local shops and supermarkets, so you have everything you need within easy reach. The stunning coastline and historic promenade are a short distance away, providing coastal walks and a range of shops, restaurants and attractions. For those with children and pets, the nearby King Georges playing field provides a green space to enjoy within walking distance.

The apartment has been renovated over the last two years to create a spacious and luxurious property. The large living and dining room, with a bespoke media wall, forms the heart of the home, set beside the modern kitchen with new appliances, all up for negotiation. Two spacious double bedrooms form comfortable sleeping spaces serviced by the newly installed bathroom, with plenty of storage to keep the minimal feel of the home. A positive input air system and new central heating means the flat will remain warm and comfortable without the worry of damp, with acoustic insulation in the bathroom to remove neighbourly noise.

A well designed apartment in a convenient location, just waiting for you to make into your new home!



Location

Situated on Maple Avenue in Heysham, this apartment provides easy access to the King George Playing Fields and excellent local schools including the Bay Leadership Academy, making it convenient for those with children. It is a short journey into Heysham village or the centre of Morecambe, with their range of shops, cafes and attractions. You have easy access to the local coastline with the promenade and Heysham barrows providing natural landscapes to enjoy, great for those with pets.

Hallway

12'6" x 7'3" (3.83 x 2.22)

A small entrance porch sits at the front of the property with a vinyl tile effect floor and small cupboard providing access to the fuse box and consumer units. The main hallway features two deep cupboards with shelving, perfect to keep the rest of the apartment feeling clean and clutter-free. Two ceiling lights make it a bright and welcoming space that connects the rest of the living and sleeping spaces.

Living Room

13'1" x 12'5" (4.00 x 3.81)

A stunning contemporary living room sits at the front of the property with a newly installed large double glazed window providing natural light. The focal point of the room is a modern media wall with a large TV with display shelves all around with downlighting and integrated cupboards. There is ample space on the newly carpeted floor for a large corner sofa, plus a small dining table, to create a welcoming and versatile entertaining space. Electricals and some furniture is up for negotiation.

Kitchen

11'5" x 6'0" (3.50 x 1.85)

A modern kitchen sits off the main hallway, with high quality vinyl flooring tying to the spaces together. The kitchen features light grey units and white painted walls, offset with a warm wood laminate surface. A double glazed window looks out to the front of the property with a sink and drainer below. An integrated four ring Zanussi induction hob sits beside the integrated oven, with space for the washing machine below and the integrated fridge and freezer, with all appliances up for negotiation. The room also houses the 1 year old Glow Worm

boiler with hive system. A compact kitchen with bags of storage with both under and over counter cabinetry helping keep the sleek, minimal feel of the space.

Bathroom

7'1" x 6'0" (2.18 x 1.84)

A contemporary bathroom sits off the carpeted vestibule by the bedrooms. With a vinyl floor, sealed walls and integrated storage shelves with acoustic insulation to create an impressive bathroom to service the apartment. The suite includes a double corner shower enclosure with extractor, low flush toilet, sink with storage plus a sleek black heated towel rail completing the monochrome design.

Bedroom 1

12'4" x 11'10" (3.77 x 3.61)

An expansive master bedroom sits at the rear of the property, with a newly carpeted floor and ample space for a kingsize bed and large sliding wardrobes. A large double glazed window looks out the the green space outside and provides a beautiful backdrop to wake up to each day. A double panel radiator sits beneath the window adding to the comfortable and welcoming sleeping space.

Bedroom 2

10'10" x 9'2" (3.31 x 2.80)

A double bedroom located at the rear of the property with a double glazed window out to the greenery at the back. There is ample space on the carpeted floor for a double bed, wardrobe and large corner desk unit, making it a versatile space whether used as a bedroom, office or hobby room depending on your needs. A double panel radiator sits against the wall with plug sockets all around allowing it to be flexibly configured.

Additional Information

Leasehold (with insurances in place). Council Tax Band A. Appliances, furniture and electricals up for negotiation.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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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