



7 Tudor Grove, Morecambe, LA4 6DP

A well-presented, two bedroom first floor apartment in a convenient location in the desirable Bare area of Morecambe. You are within walking distance of the promenade, where you can take in the stunning coastal views and enjoy the range of restaurants, bars and attractions that Morecambe has to offer. With it's central location this property would be ideal for first time buyers, couples and retirees, or as a buy to let with plenty of rental opportunity with the upcoming Eden Project North bringing investment and tourism to the area.

The apartment boasts well-proportioned living spaces, ideal for hosting family and friends, with a private balcony so you can soak up the sun during the warmer months. Two comfortable bedrooms are serviced by the modern main bathroom, so you can move in and start enjoying your new home straight away. An attic space above the apartment offers plenty of storage, with a detached garage to the front ideal for vehicles and larger items.

This tastefully decorated apartment is just waiting for you to add your touches and settle into your new conveniently located coastal home!



Living Room

17'4" x 10'9" (5.30 x 3.30)

The well-proportioned living room sits at the front of the apartment, with plenty of space on the carpeted floor for multiple seating options, display units and a dining table, making it a great space for hosting friends and family. A large double glazed window on the front aspect fills the space with natural light, with a glass-paned door leading out to the balcony. Nicely presented, with white wallpapered walls and ceiling, it's a bright and inviting space for entertaining and relaxing, with two double radiators making it a comfortable space to enjoy all year round.

Balcony

5'4" x 3'7" (1.65 x 1.11)

A balcony off the living room provides space to enjoy a morning coffee, or a glass of wine on warm summer days. With a wrought iron railing and space for potted plants, it's a great space to soak up the sun.

Kitchen

8'8" x 8'6" (2.65 x 2.60)

A well-appointed kitchen sits at the rear of the apartment, accessed by an internal door from the main living room. Featuring a four ring electric hob with double oven below, a 1.5 sink and drainer plus undercounter space for a fridge, freezer and washing machine (all up for negotiation) so it has everything you need to prepare food and live comfortably. Over and under counter cabinetry provides ample storage, with a large double glazed window on the rear aspect providing daylight and a ceiling light for use in the evenings. A double panel radiator sits beside the door, above the vinyl floor, for added warmth and comfort.

Landing

A carpeted landing connects the living and sleeping spaces, with a boiler cupboard by the bathroom housing the 4 year old Vaillant boiler for the property and offering valuable storage space. A central ceiling light sits above the carpeted staircase, with an attic hatch beside.

Bathroom

5'9" x 5'5" (1.77 x 1.67)

The contemporary bathroom features a shower enclosure, low

flush toilet and a pedestal sink, with a heated towel rail for drying towels. A frosted double glazed window on the rear aspect fills the space with natural light with a central ceiling light for evenings. Neutral tiling on the floor and walls give a sleek modern feel, with a mirrored wall cabinet above the sink offering space to store toiletries and beauty products.

Bedroom 1

13'7" x 8'11" (4.15 x 2.72)

A large double bedroom boasts a double glazed window on the front aspect which fills the room with natural light. There's ample space on the carpeted floor for a double bed, bedside tables, large freestanding wardrobes and a dressing table so you can configure the room to meet your needs. A single panel radiator sits beneath the window and add to the comfortably sleeping space. An over stair cupboard with hanging and shelf space offers additional storage to keep the home clear and clutter-free.

Bedroom 2

8'11" x 8'6" (2.72 x 2.60)

A carpeted single bedroom situated at the rear of the apartment features a double glazed window on the rear aspect with a single panel radiator set below. Currently housing a single bed, wardrobes, drawers and a desk, it is a great second bedroom, hobby room or office space depending on your needs. A central ceiling light and sockets complete the versatile bedroom space.

Attic

A part boarded attic space sits above the apartment, accessed by a hatch above the landing. Reinsulated and spacious, it offers a great space for long term storage and bulkier items, with some neighbours having converted theirs to create additional living space.

Garage

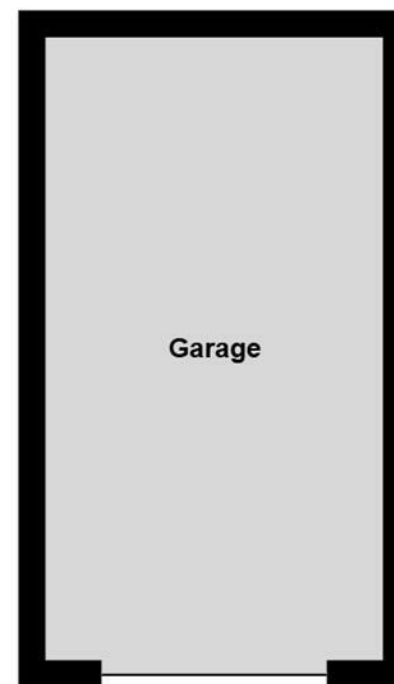
A detached single garage sits across the road from the property, with space for a vehicle, workshop or additional storage. An up and over door provides access from the front, giving you a secure space that you can tailor to your lifestyle.

Additional Information

Leasehold. Council tax band A.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77

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