



9 Sandringham Court, Morecambe, LA4 4NG

Situated in a quiet enclave with a community feel and well-maintained communal gardens at the centre, this flat offers a great opportunity for buy to let investors with excellent tenants in situ already.

Located on the ground floor, Flat 9 Sandringham Court features a small entrance porch with dual aspect double glazed windows that fill the space with light. A spacious living room at the front of the property boasts room for seating, units and a dining table making it a multifunctional space for entertaining and relaxing. A hallway connects the living and sleeping spaces, with a recently installed wet room opposite the well-proportioned double bedroom. To the rear of the apartment is a fitted kitchen featuring the Gledhill boiler which is a couple of years old, with rear access to the outside space, great for soaking up the sun in the warmer weather.

A great opportunity for buy to let investors, with a monthly income of £450, the location is great for retirees and couples, with amenities and transport links nearby. The apartment upstairs is also available and being sold with vacant possession, so contact us to arrange a viewing on both today!



Living Room

13'10" x 12'5" (4.23 x 3.80)

A spacious carpeted living room sits at the front of the property with a large double glazed window looking out over the well-maintained communal gardens. With ample space for multiple seating options and a desk or dining table it's a versatile space for entertaining and relaxing. An electric radiator sits against the wall making it a comfortable space.

Kitchen

9'6" x 8'3" (2.90 x 2.53)

A good sized kitchen sits to the rear of the apartment, with a rear access door to the outside space at the rear allowing the room to be opened up in the warmer months. Featuring a four ring electric hob, double oven, vented extractor, under-counter fridge space and a sink and drainer beneath the double glazed window into the garden it's a bright and practical space for food preparation and storage. A cupboard houses the Gledhill boiler for the property which is a few years old, with the whole kitchen being fitted just six years ago. A tiled backsplash, vinyl floor, electric radiator and central ceiling light completes the kitchen space.

Bathroom

6'9" x 5'6" (2.07 x 1.69)

A wet room bathroom sits at the centre of the house, with a vinyl floor and open shower against the boarded walls. Featuring a low flush toilet and pedestal sink, with a heated towel rail by the entrance. A large frosted double glazed window on the side aspect with a central ceiling light for evening use.

Bedroom

16'7" x 8'3" (5.08 x 2.53)

An expansive double bedroom sits off the central hallway, with a large double glazed window on the rear aspect offering views of the private rear garden. The carpeted floor boasts ample room for a double bed, wardrobes and drawer units with additional storage provided by an understair cupboard. Tastefully decorated with a central ceiling light and wallpapered walls, you can settle into your relaxing bedroom with ease.

Exterior

A well-presented communal garden at the front of the property offers a great space to soak up the sun, with a paved seating patio to the front and mature trees giving green views from the living room. At the rear, a shared lawned garden is accessed by a rear door from the property and boasts an outside tap and planting beds, great for keen gardeners, with space for storing the bins when not in use.

Garage

The apartment comes with the use of a single garage, situated by the entrance to the development, ideal for vehicle storage or as a home workshop. There is parking in front of the garage for one car to be kept off-road.







| 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 | | |

73

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