





Inside The Home

This expansive semi detached property has been carefully split into three outstanding apartments, with private parking and gardens to complement.

The Ground Floor Apartment comprises a two bedroom apartment, with ensuite shower rooms to both and large windows allowing each room to fill with natural light. Comprising a welcoming Entrance Hall, a generous Reception Room (with access to a large Cellar space comprising of an additional two rooms) as well as a spacious Dining Kitchen with integrated appliances, rear Entrance Pantry and a main three piece Bathroom.

To the first floor, the second two bedroom apartment can be found with complementary ensuite shower rooms, accessed to the rear of the property via its own private entrance. Comprising a generous Entrance Hall, a spacious Reception Room, a well thought Kitchen area with integrated appliances and a handy WC. The main Bathroom has twin wash hand basins, a large oval freestanding bath and separate walk in shower, this room is a real show stopper. This property offers views across Morecambe Bay where incredible sunsets can be enjoyed.

The last but by no means least, is the top floor apartment, which comprises a one bedroom apartment, again with its own private entrance. With an architecturally designed feature Kitchen with feature wooden beams to the ceiling and integrated appliances. A spacious Reception Room where views towards the Forest of Bowland can be enjoyed, as well as a stunning Bedroom, with well thought storage areas and incredible views across Morecambe Bay towards the Lake District National Park, completed by a modern Shower Room and a handy Hall/Dining Area.

Each apartment presents an exciting opportunity to continue a highly successful business. With the Bay Gateway providing simple access to the M6 motorway, and high demand for serviced apartments in a busy work area, this property is a no brainer for anyone wanting to own an already income generating, investment property.

Let's Take A Closer Look At The Area

Located at the entrance of Heysham Port, a busy freight and ferry port, this property is within close reach of Heysham Power Station, a popular area for working professionals seeking serviced accommodation. With the port providing direct access to the Isle of Man, this area is also busy with passing trade including those who attend the prestigious Isle of Man TT races, with a number of riders looking for accommodation with attached parking. This superb apartment block is well connected and lies within short distance of a range of local and national shops, eateries and public houses. The historic village of Heysham offers fantastic sea walks across the Barrows and the iconic St. Peters Church. With the Bay Gateway and excellent bus links, this provides commuters with access to the M6 and surrounding towns and cities, including Lancaster.

Let's Step Outside

Each property benefits from its own parking, which the vendor has carefully thought out for the next owner to expand upon. The ground floor has parking for approximately four cars, located to the right hand side of the spacious plot. There is also the base for a garage, which a purchaser could rebuild upon the site, providing additional outdoor storage. Both the first floor and second floor apartments each have their own car parking spaces. A copy of the land plan can be provided by contacting our sales team which also showcases potential garden spaces for each property.

Services

The property is fitted with gas and electric central heating systems, with the two lower apartments having gas, and the top floor apartment being electric. There is also mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA739970.

Council Tax

The ground floor apartment is Band A under Lancaster City Council, with the two upper apartments receiving small business rates relief.

Viewings

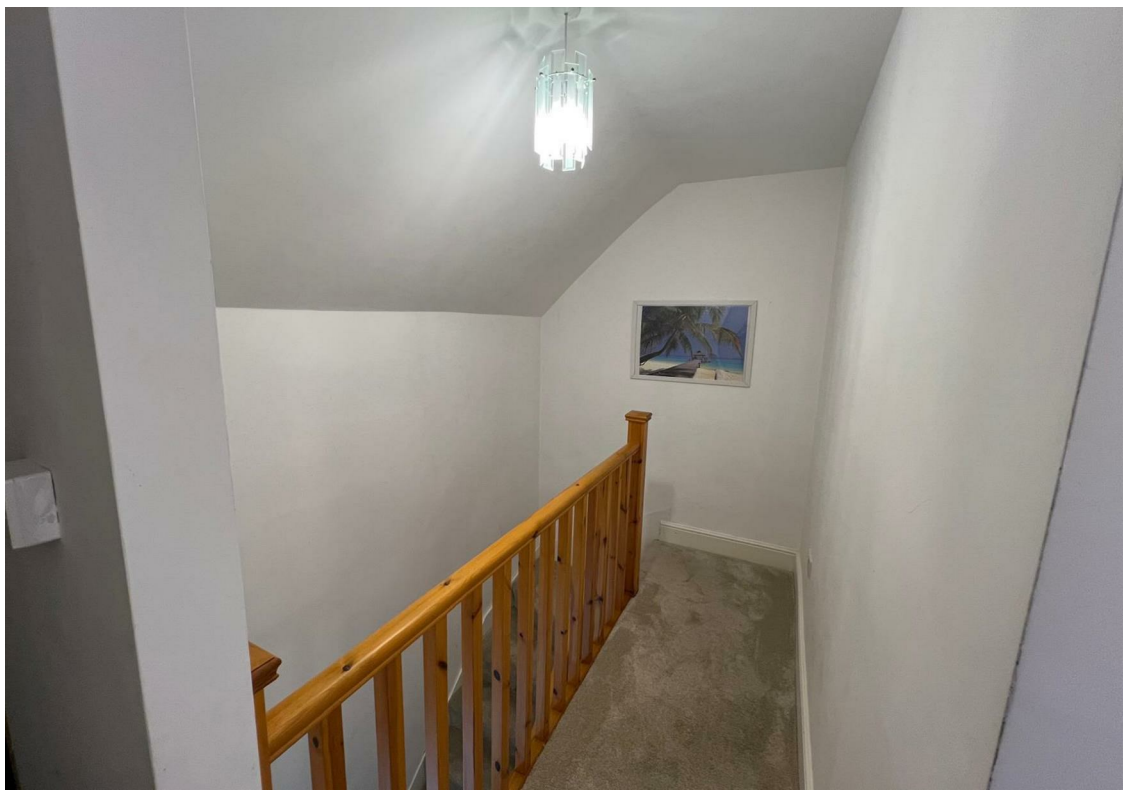
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Please Note:

The vendor is open to selling items of furniture with the property, via separate negotiation. Please contact our office for more information.







Kitchen
2.52 m x 3.23 m
8.25 ft x 10.60 ft

Lounge
4.80 m x 3.10 m
15.75 ft x 11.40 ft

Bathroom
1.77 m x 3.65 m
5.80 ft x 11.98 ft

Bedroom
4.17 m x 5.80 m
14.34 ft x 19.02 ft

Bedroom
2.52 m x 6.26 m
7.80 ft x 20.53 ft

En Suite
1.19 m x 3.43 m
3.90 ft x 11.25 ft

The floor plan shows a rectangular apartment layout. On the left side, there is a staircase leading up and down, a kitchen area with a sink and stove, and a bathroom. The central area contains a living room with a fireplace and a large window, and a dining area. The right side features a large bedroom with a bay window and a wardrobe. The overall dimensions of the apartment are 12.54 m x 15.53 m.

Bedroom
 3.91 m x 5.90 m
 12.54 m x 15.53 m

Lounge
 2.70 m x 1.01 m
 9.16 m x 10.97 m

Kitchen
 1.77 m x 4.50 m
 7.24 m x 22.49 m

Bathroom
 1.43 m x 0.70 m
 6.70 m x 11.93 m

Spa (Hot)
 1.43 m x 0.70 m
 6.70 m x 11.93 m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 points) 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

EU Directive
2002/91/EC

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