



Flat 4, 3, Marine Road
West, Morecambe, LA3 1BS

Flat 4, 3, Marine Road West, Morecambe

The property at a glance 2 1 1

- Spacious, Third Floor Flat
- Two Double Bedrooms
- Generous Lounge & Fitted Kitchen
- Ideal Buy to Let Investment
- Close to Local Amenities
- Popular, Sea Front Location
- Stunning Views over Morecambe Bay
- Council Tax Band: A
- Leasehold property 999 Year lease with 973 years left - £0.00 Charge
- EPC Rating C

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£100,000

Get to know the property

Spacious, two double bedroom third floor flat situated on Morecambe Sea Front with fantastic views across the Bay! An ideal buy to let investment, currently let for £575pcm or a great first home.

This neutrally presented flat offers a well proportioned lounge with beautiful views across the bay to the front elevation and a fitted kitchen with space for appliances. Both bedrooms are double rooms and the three piece bathroom suite comprises panelled bath with wall mounted, shower tap attachment, low flush WC and wash hand basin, with partly tiled walls to complement.

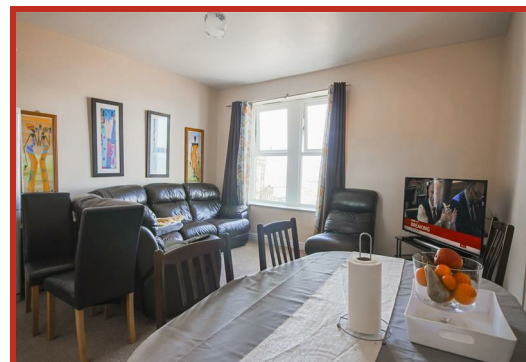
Further benefits to the property include double glazing and gas central heating throughout.

Situated on the sea front, the property is in a great location close to all local amenities including shops, cafes, Post Office, train station and bus routes. The area also benefits from the 'The Bay Gateway', which links the Morecambe and Heysham areas to the M6 motorway, providing swift access to the Lake District and areas further afield.

Morecambe Promenade has undergone considerable redevelopment over the past few years, now boasting various events throughout the year such as the nationally acclaimed Vintage Festival, Kite Festival and Morecambe Carnival. The Eden Project North will also be a huge attraction for the area - which is currently in the early development stages but is set to be a seaside twist on the successful Eden Project in Cornwall!

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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Morecambe, Lancashire, LA3
1BS



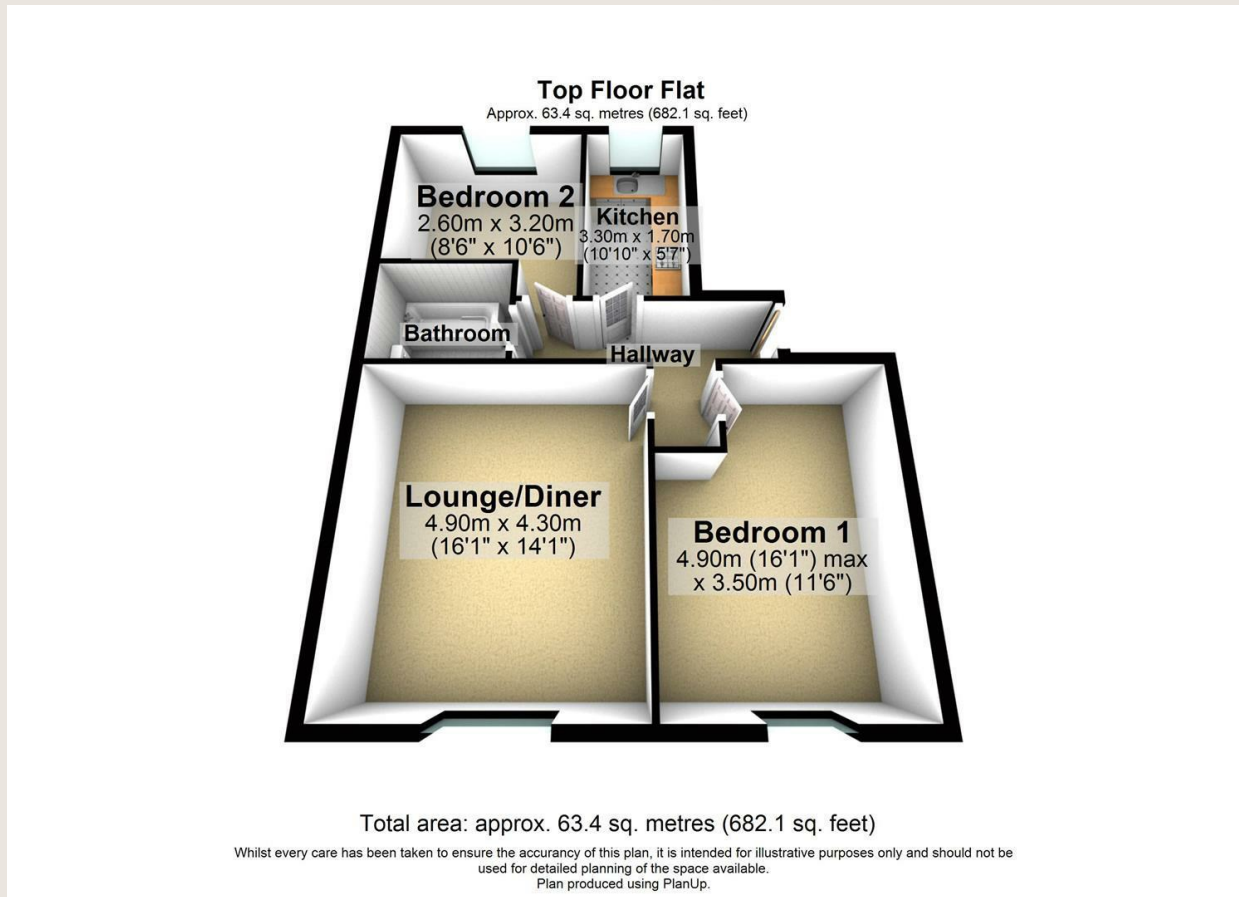
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	