



Flat 5, 25, West End
Road, Morecambe, LA4 4DJ

Flat 5, 25, West End Road, , Morecambe

The property at a glance



- One Double Bedroom, Top Floor Flat
- 125 Year Leasehold with 112 Years Remaining
- Stylish, Modern Fitted Kitchen
- EPC Rating C
- Double Glazing & Gas Central Heating Throughout
- Great First Time Home or Buy to Let Investment
- Ideal Location, within a Minutes Walk of Sea Front
- OFFERED WITH VACANT POSSESSION & WITH NO CHAIN DELAY!
- Service Charge including Ground Rent £135 Per Month
- Council Tax Band A

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£75,000

Get to know the property

Well presented, one bedroom top floor flat positioned close to the sea front - an ideal first time buy or buy to let investment, with a rental value in the region of £495pcm. OFFERED WITH VACANT POSSESSION & WITH NO CHAIN DELAY!

The living accommodation briefly comprises of a lounge, modern fitted kitchen with integrated oven, hob and extractor hood, space for undercounter fridge and plumbing for washing machine. The bedroom is a double room and the contemporary three piece bathroom suite offers a bath with direct feed power shower above, dual flush WC and pedestal wash hand basin.

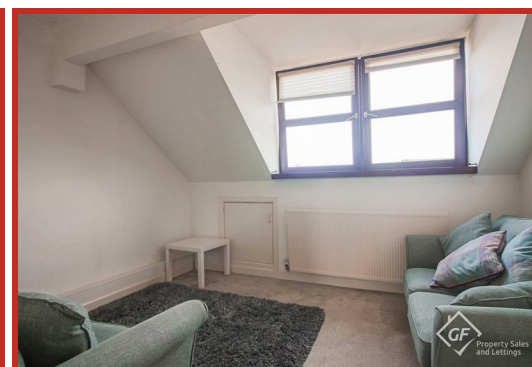
The property is presented neutrally in white throughout, perfect for a buy to let investment or for a purchaser to put their own stamp on.

Further benefits to the property include double glazing and gas central heating throughout and a loft storage space, accessed from the hallway.

Situated close to all local amenities including shops, cafes, Post Office, train station and bus routes. Just a minutes' walk from the sea front, the property is in a great location and the area additionally benefits from 'The Bay Gateway' link road, which provides swift access to the M6 motorway.

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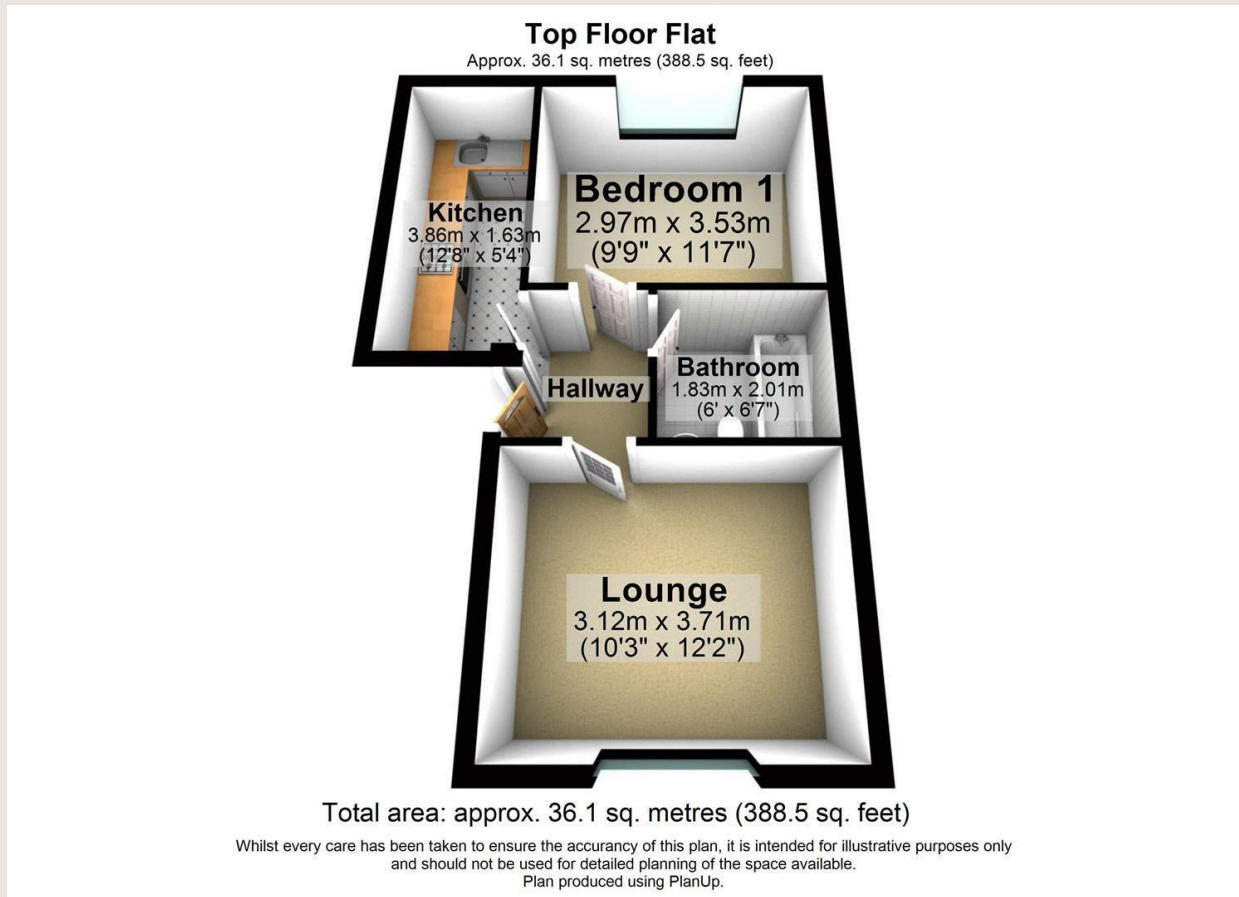
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	