



Flat 2, 43, Woborrow Road,
Heysham, Morecambe, LA3
2PW

Flat 2, 43, Woborrow Road, Heysham, Morecambe

The property at a glance 2 1 1

- Well Presented First Floor Apartment
- Two Good Size Bedrooms
- Open Plan Kitchen Living Space
- Ideal Buy to Let, First Home or Holiday Let
- OFFERED WITH NO CHAIN DELAY
- Located in Heysham Village close to Sea Front
- EPC Rating C
- Council Tax Band A
- 999 Year Leasehold with 998 Years Remaining £1.00 Per Year
- Service Charge £240.00 Per Year

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£130,000

Get to know the property



A fantastic two bedroom first floor apartment - well presented throughout and boasting a Juliette balcony, located just minutes from the sea front. Offered with no chain delay!

Forming part of an impressive building with stunning curved wall - this property is not one to miss! It would make a fantastic first time home, buy to let investment or holiday apartment; situated in the ever popular Heysham Village close to the sea front.

Entrance to the property is via a communal hall, with stairs leading up to the first floor - in turn opening to the private, internal hallway of the apartment. The internal hallway benefits from secure entry intercom system and fitted base units with integrated washer dryer.

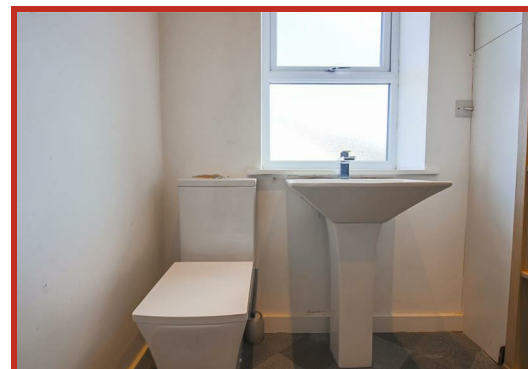
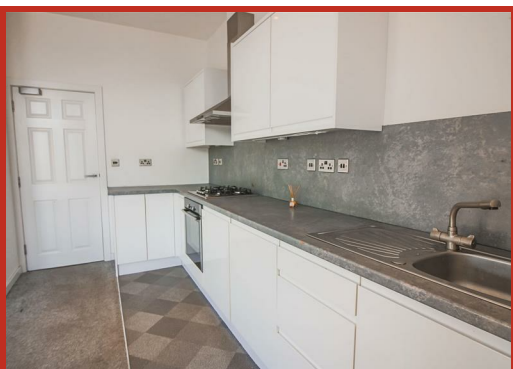
The open plan living space offers a stylish, modern kitchen with a range of wall and base units in white gloss with grey stone effect worktops, integrated oven, gas hob and extractor hood. The lounge area boasts a Juliette balcony to the rear elevation. The contemporary bathroom offers a three piece suite comprising L-shaped bath with thermostatic shower over, low flush WC and wash hand basin.

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

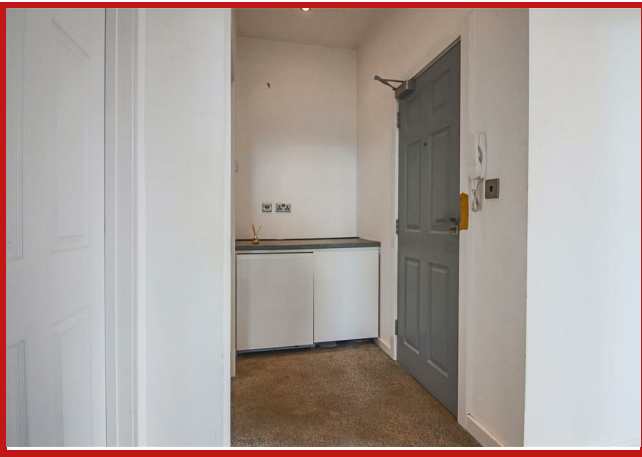
Situated in the historic village of Heysham, you can find many attractions nearby, such as the ruins of St Patrick's Chapel, dating back to the 8th century, the sea front and National Trust walks across Heysham Barrows nature reserve. Nearby local amenities include shops, primary schools and local bus services. The area further benefits from the M6 link road, 'The Bay Gateway', which provides access to Kendal, The Lakes, Preston and Lancaster.

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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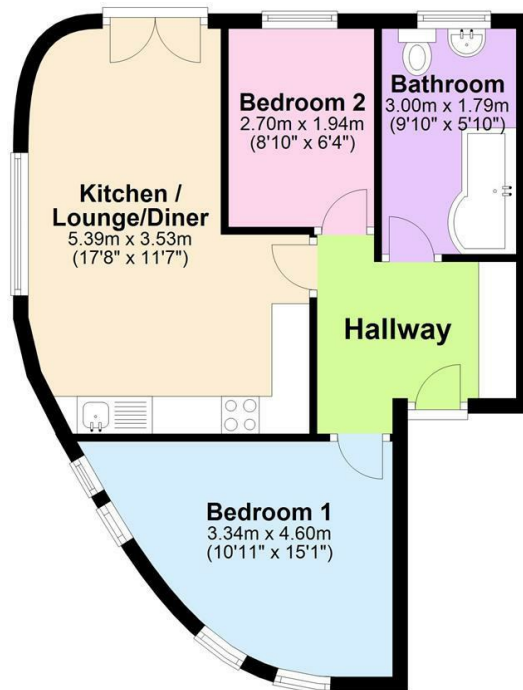
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Take a nosey round

First Floor Apartment

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 42.0 sq. metres (451.6 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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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			
Not energy efficient - higher running costs			
England & Wales		79	79
		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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	