



35 Ribblesdale Court, Euston  
Road, Morecambe, LA4 5LG

35 Ribblesdale Court, Euston Road, , Morecambe

# The property at a glance



- Third Floor Apartment
- One Bedroom
- One Reception Room
- Shower Room
- Fitted Kitchen
- Communal Gardens
- Off Road Parking
- Leasehold
- Council Tax Band: B
- EPC Rating: C

**R&B**  
ESTATE AGENTS

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**£59,000**



# Get to know the property



## A CHARMING THIRD FLOOR ONE BEDROOM APARTMENT - OVER 56'S

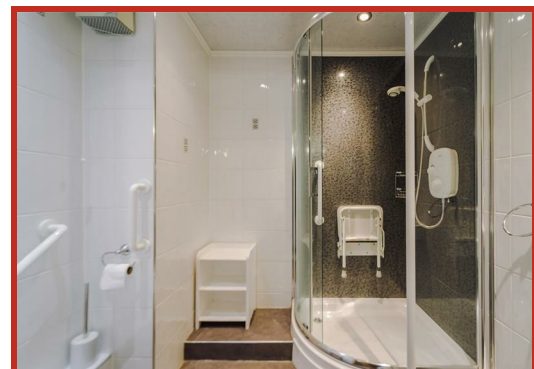
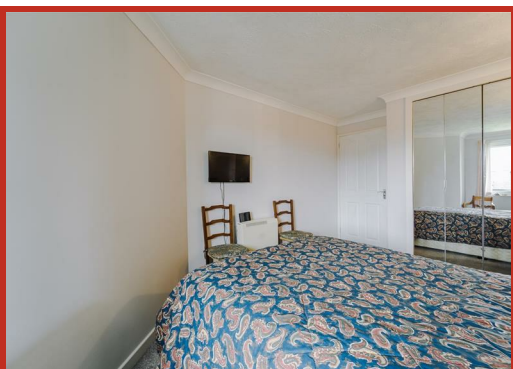
Welcome to this charming one-bedroom apartment located on Euston Road in the delightful town of Morecambe.

This lovely apartment boasts a spacious reception room, perfect for relaxing after a long day. The bedroom offers a cosy retreat, ideal for a good night's sleep. The shower room provides convenience and comfort for your daily routines.

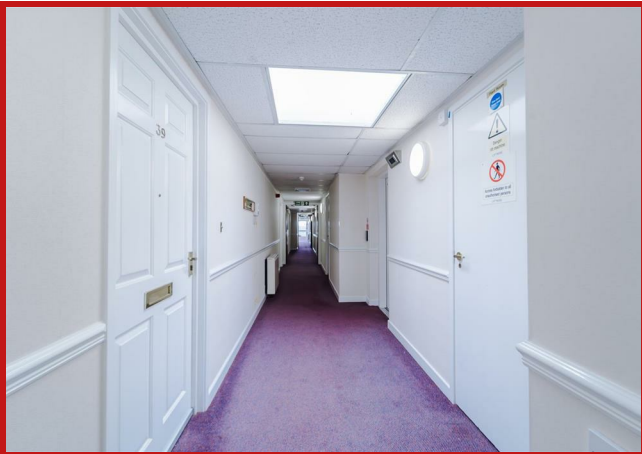
Situated in a fantastic community, this property offers a warm and welcoming atmosphere. With parking available, you can easily come and go as you please. Additionally, the shared garden provides a peaceful outdoor space where you can enjoy the fresh air and perhaps even socialize with your neighbours.

Conveniently located within walking distance to local amenities, you'll have easy access to shops, restaurants, and other services. Whether you're looking for a quiet evening at home or a day out exploring the town, this apartment offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this wonderful apartment your new home in Morecambe.



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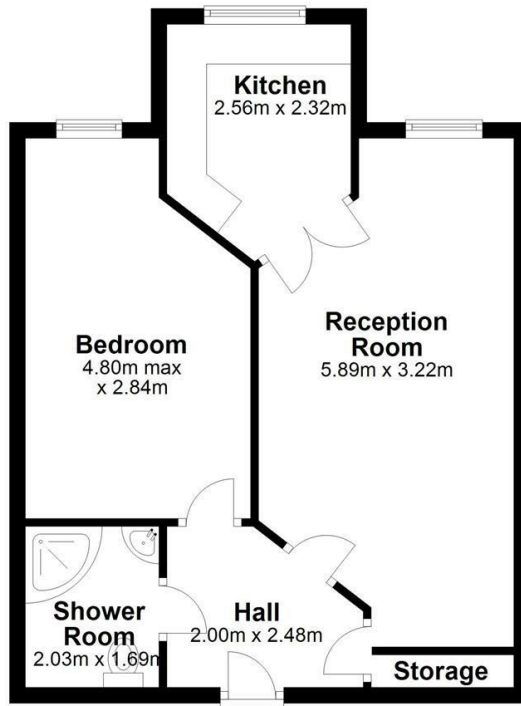
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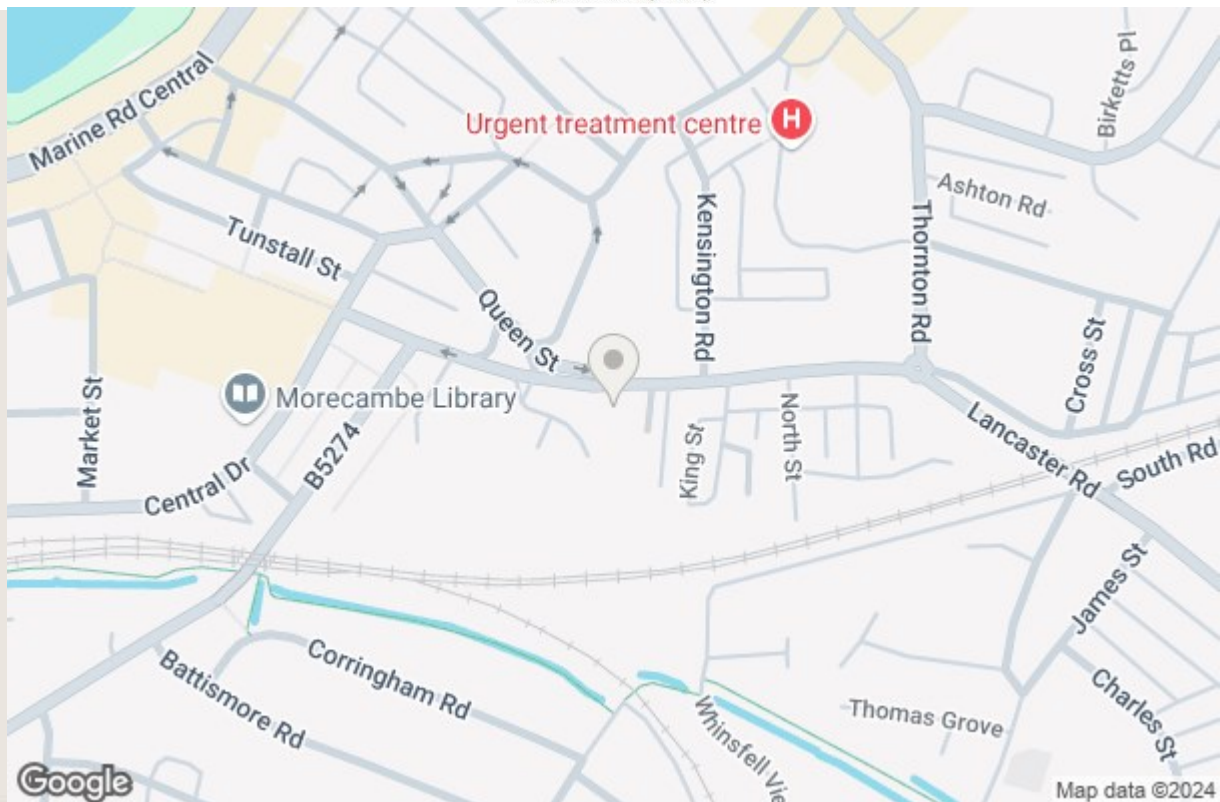


# Take a nosey round

## Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	84
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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