



Flat 22 Elms Hall Elms Road,  
Morecambe, LA4 6DD

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## The property at a glance 2 2 1

- Mid Floor Flat
- Two Bedrooms
- Open Plan Living
- Two Bathrooms
- Parking in Secure Car Park
- Lift Access
- Leasehold
- Council Tax Band: C
- EPC Rating: TBC

**R&B**  
ESTATE AGENTS

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**£230,000**

# Get to know the property

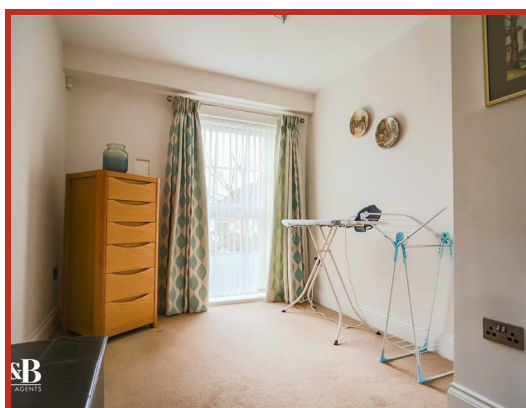
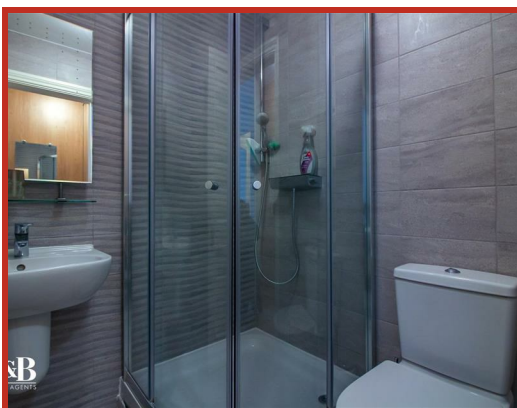


Nestled in the heart of Bare, Morecambe, this delightful flat on Elms Road offers a perfect blend of comfort and convenience. This gated complex is for the over 55's, in an ideal location with the stunning sea front only minutes away. Offered with no chain delay!

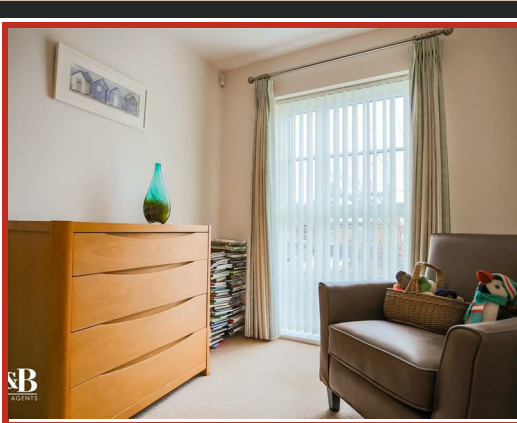
The open-plan living area is a standout feature, providing a spacious lounge that seamlessly connects to the kitchen. This design not only enhances the flow of natural light but also creates an inviting atmosphere for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, including a master suite with an en suite bathroom, ensuring ample facilities for residents and visitors alike.

For those who value security and ease of access, the property includes secure underground parking for one vehicle and lift access, making it suitable for all ages. The location is particularly advantageous, only a 5 minute walk into the vibrant community of Bare, with excellent transport links via train and bus which connect you to the wider Morecambe area and beyond.

Externally, there is drive-in access to the ground floor carpark with further visitors parking located to the front of the building. Furthermore, there are two pedestrian access gates which all have secure codes to enter. With its modern amenities and prime location, it is a property not to be missed!







## Ground Floor

### Communal Hall

Communal entrance door, lift and stairs to all floors.

### First Floor

#### Hall

4.90m x 1.75m (16'1 x 5'9)

Entrance door, electric radiator, smoke alarm, coving, intercom and doors to open plan living, two bedrooms and bathroom.

#### Open Plan Living

6.50m x 4.34m (21'4 x 14'3)

Two UPVC double glazed windows, two radiators, coving, TV points, smoke alarm, wall and base units, laminate worktops, integrated oven and microwave in high rise unit, integrated four ring electric hob, integrated fridge freezer, one and half bowl stainless steel sink with mixer tap, utility cupboard with plumbing for washing machine, ceiling extractor and part Karndean style laminate flooring.

#### Bedroom One

5.33m x 2.84m (17'6 x 9'4)

UPVC double glazed window, radiator and open access to dressing area.

#### Dressing Area

1.60m x 1.07m (5'3 x 3'6)

Fitted wardrobes and door to en suite.

#### En Suite

1.63m x 1.55m (5'4 x 5'1)

Heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in corner enclosure, extractor fan, tiled elevation and tiled floor.

#### Bedroom Two

4.06m x 2.54m (13'4 x 8'4)

UPVC double glazed window and central heating radiator.

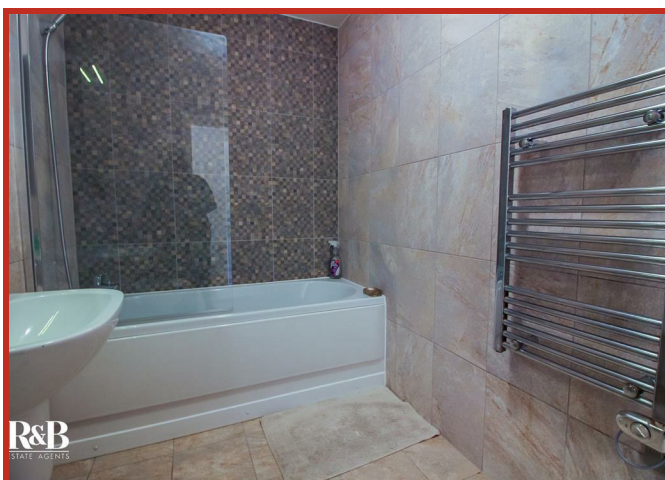
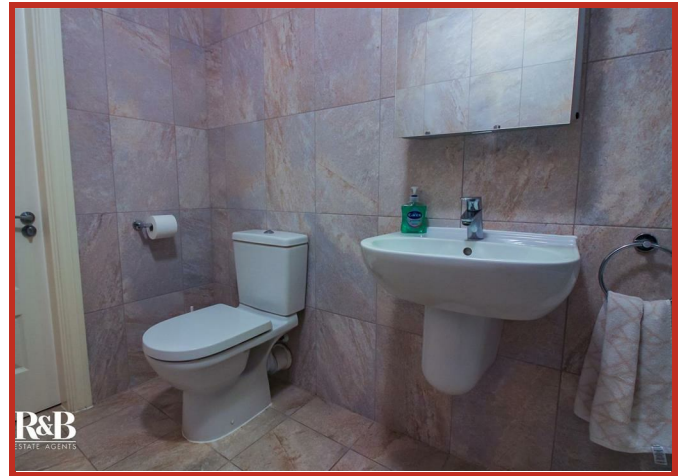
#### Bathroom

2.82m x 1.65m (9'3 x 5'5)

Radiator, heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, shaving point, illuminated mirror, tiled elevation and tiled floor.



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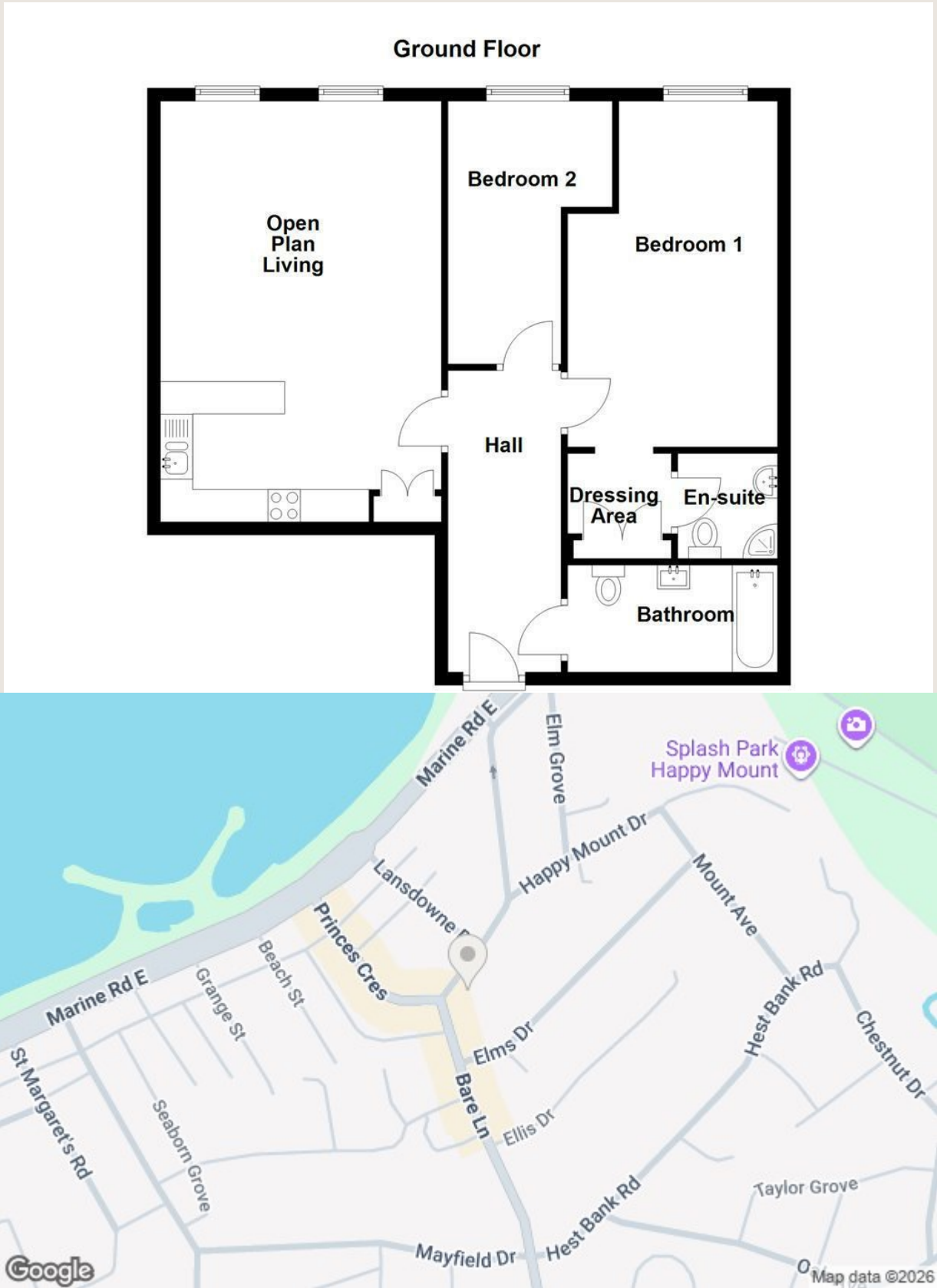
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	85
England & Wales	
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) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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