



46, Clarendon Road, , Morecambe

## The property at a glance 1 1 1

- One Bedroom Apartment in the heart of Morecambe
- Available Now
- Communal Hallway
- Modernised throughout
- Open Plan Kitchen/Lounge
- One Double Bedroom
- EPC Rating D
- Electric Room Heaters
- Long term Let

**R&B**  
ESTATE AGENTS

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**£650**

# Get to know the property

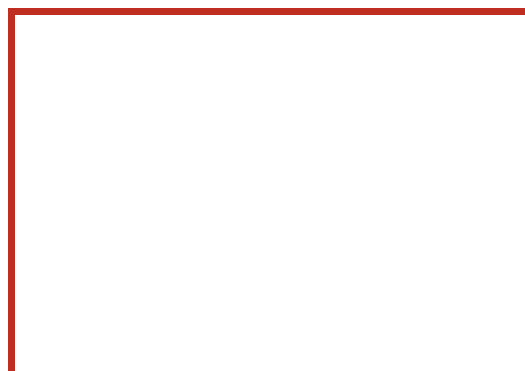
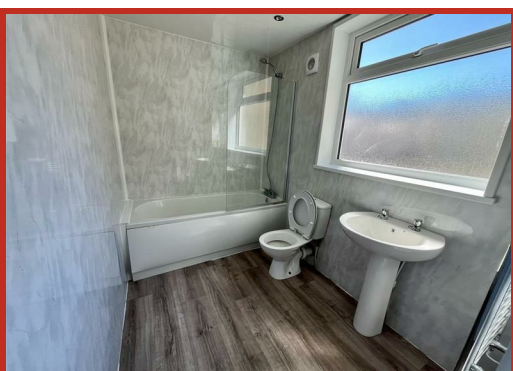
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Nestled on the charming Clarendon Road in Morecambe, this delightful flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, providing a warm space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property is situated in a vibrant area, close to local amenities, shops, and the stunning Morecambe Bay, making it an excellent choice for those who appreciate coastal living.

This flat presents a wonderful opportunity for anyone looking to enjoy the tranquillity of Morecambe while being within easy reach of the town's attractions.



Flat 2, 46 Clarendon Road,  
Morecambe, LA4 4HT



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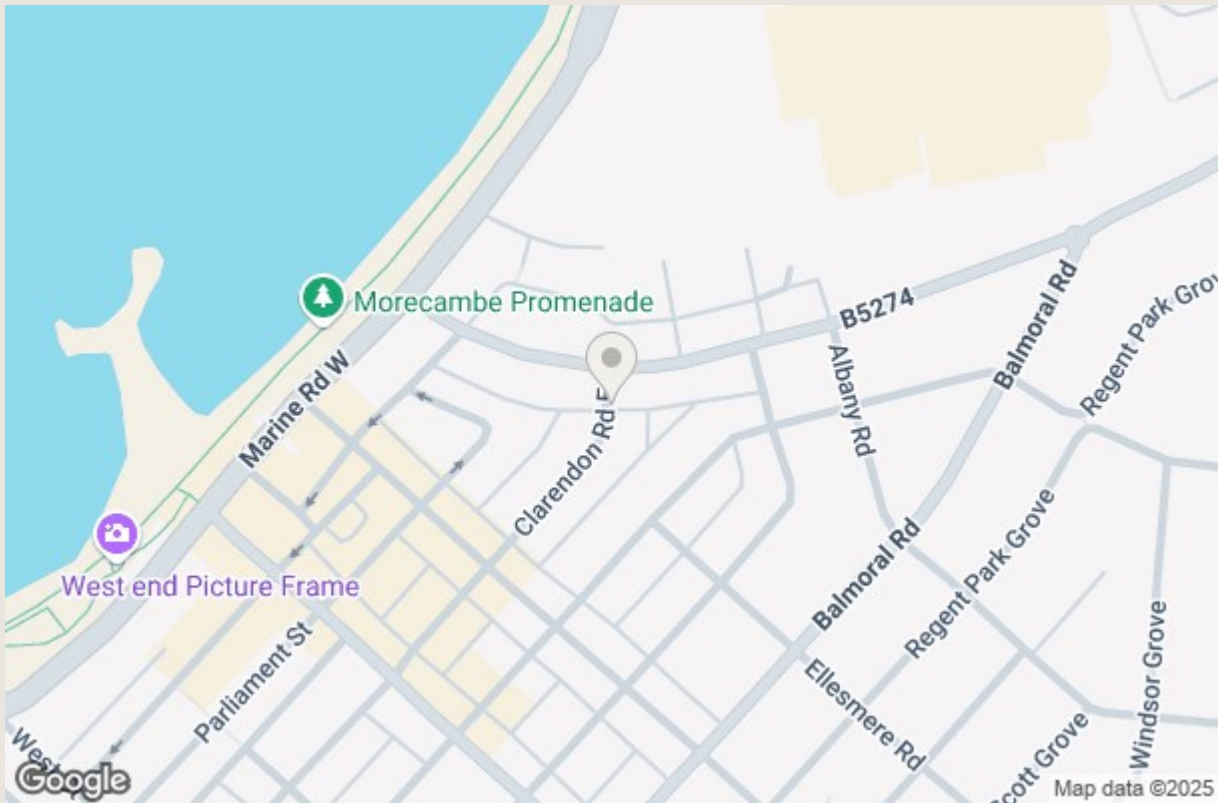
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# Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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