



1 Elms Hall, Elms Road, Bare,
Morecambe, LA4 6DD

1 Elms Hall, Elms Road, Bare, Morecambe

The property at a glance

2  2  1 

- Wonderfully, Spacious Ground Floor Apartment
- Positioned In The Heart Of Bare Village In A Gated Complex
- Two Double Bedrooms, One With En-Suite & Walk-n Wardrobe
- Underground Parking & Storage
- Generous Lounge Measuring 17' x 15'
- Offered With No Chain Delay!
- Service charge £1,386 per annum
- Council Tax Band E
- 988 Years remaining Leasehold
- EPC Rating C

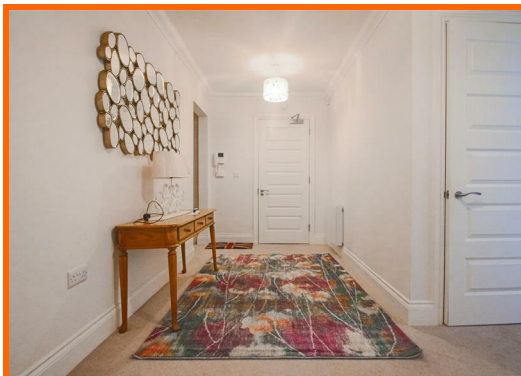
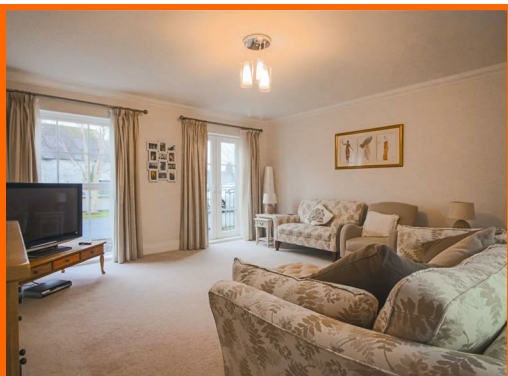


Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£325,000

Get to know the property



This Immaculate, Purpose Built Ground Floor Apartment is part of a prestigious, gated complex for the over 55's! Boasting secure underground parking being nestled in the sought after location of Bare with village amenities, Happy Mount Park and the stunning sea front only minutes away. Offered with no chain delay!

Access to the property is from the front elevation into the inviting communal entrance hall which has lift and stair access to all floors. No. 1 Elms Hall is positioned on the ground floor with no need to use these unless approaching from the underground carpark.

A warm welcome awaits as you step into the private entrance hall of the property, which benefits from a built-in storage/ utility cupboard (housing water tank) and provides access to all rooms.

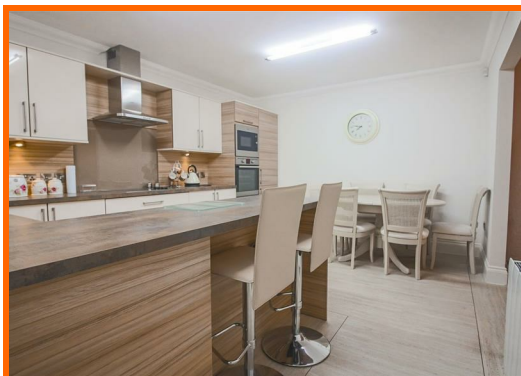
On one side of the hall you will find the large living room with feature double doors leading out to the peaceful balcony with front outlook and decorative glass detailing. The high quality kitchen offers a range of wall and base units with complementary granite effect worktops - including a fitted breakfast bar/dining area - and integrated oven, hob with extractor hood, microwave, dishwasher and fridge freezer.

Further rooms include two double bedrooms with double French doors, walk-in wardrobe and an en-suite shower room to the master. The three piece bathroom suite comprises; low flush WC, fitted bath with wall mounted shower above and pedestal wash basin. Both the bathroom and en-suite facilities have been tiled to a very high standard with quality splash backs. Furthermore, the property benefits from large double glazed windows and modern electric heating throughout.

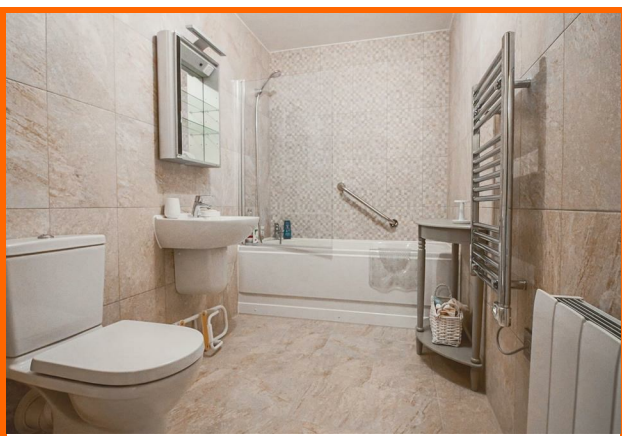
Externally, there is drive-in access to the ground floor carpark with further visitors parking located to the front of the building. Furthermore, there are two pedestrian access gates which all have secure codes to enter. Being one of the largest apartments within the complex this really is one to view to fully appreciate.

GF 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.



1 Elms Hall, Elms Road, Bare, Morecambe, LA4 6DD



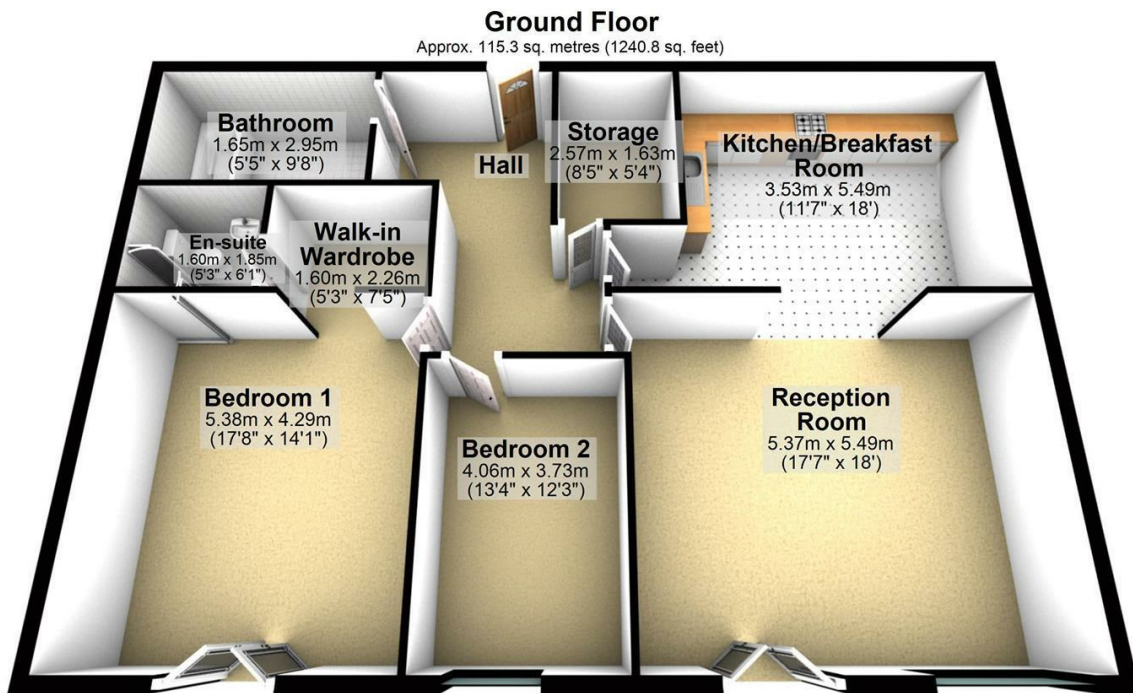
Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



Total area: approx. 115.3 sq. metres (1240.8 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.



Working in association with

JANE PARTON
MORTGAGE STUDIO

01524 967000

www.janepartonmortgagestudio.co.uk

Offices in Morecambe & Lancaster:

2a China Street, Lancaster, LA1 1EX

37 Princes Crescent, Bare, Morecambe, LA4 6BY

316 Lancaster Road, Torrisholme, Morecambe, LA4 6LY



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

