



Flat 1, 71-73 West End Road,
Morecambe, LA4 4DR

71-73 West End Road, , Morecambe

The property at a glance

3  2  1 

- Lower Ground Floor Apartment
- 25% Shared Ownership - Monthly Rent is £480.18 this includes service charges.
- Three Bedrooms
- Two Bathrooms
- Spacious Reception Room
- Shared Outside Area
- On Street Parking
- Leasehold - 128 years from 2008
- Council Tax Band: A
- EPC Rating: TBC

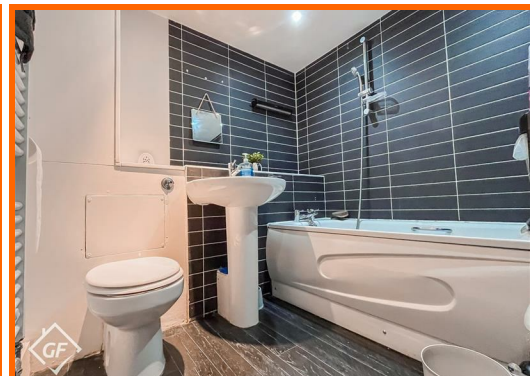


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info@gfproperty.co.uk
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£35,000

Get to know the property



A fantastic opportunity to purchase this spacious, lower ground floor flat with 25% shared ownership!

The property is accessed from the front elevation via a communal entrance. The hallway leads to the stylish modern kitchen open to the generously proportioned lounge, three piece bathroom suite plus an additional shower room with WC.

Situated only minutes away from the stunning seafront, coastal walks, local amenities, schools and transport links,

Monthly rent is £480.18 this includes service charges.

Rent is 274.38 and service charges 205.80.

Ground Floor

Hall

25'2 x 3'3

Reception Room

18' x 12'1

Kitchen

17'5 x 12'1

Bedroom One

12'2 x 12

En Suite

5'9 x 4'

Bedroom Two

12'8 x 12'2

Bedroom Three

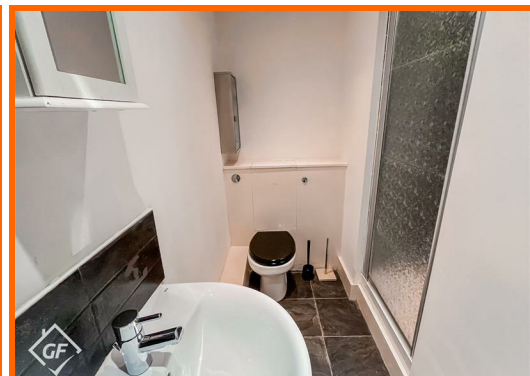
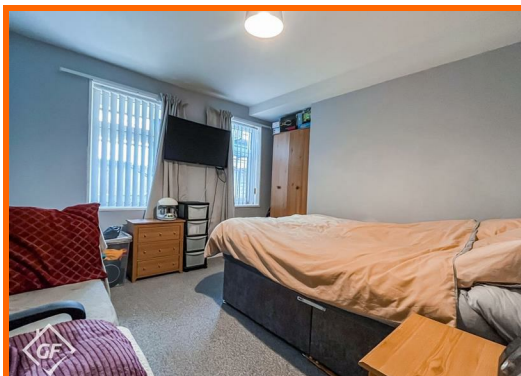
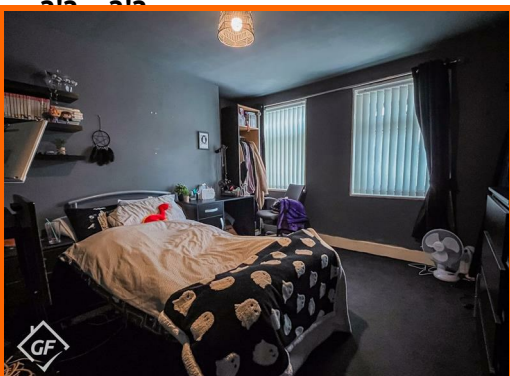
12'2 x 7'1

Bathroom

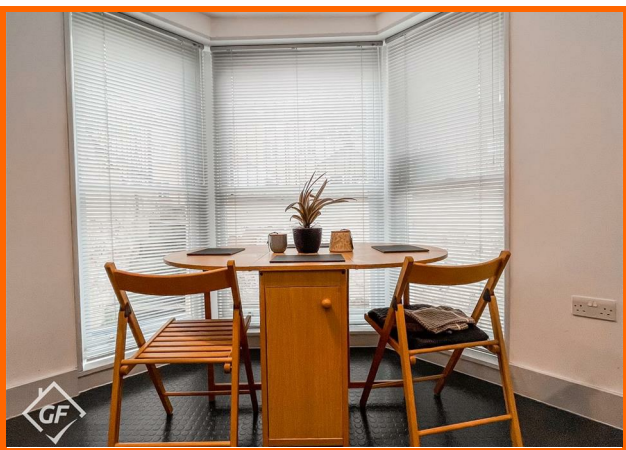
7'9 x 6'9

Cloakroom

5'12 x 5'12



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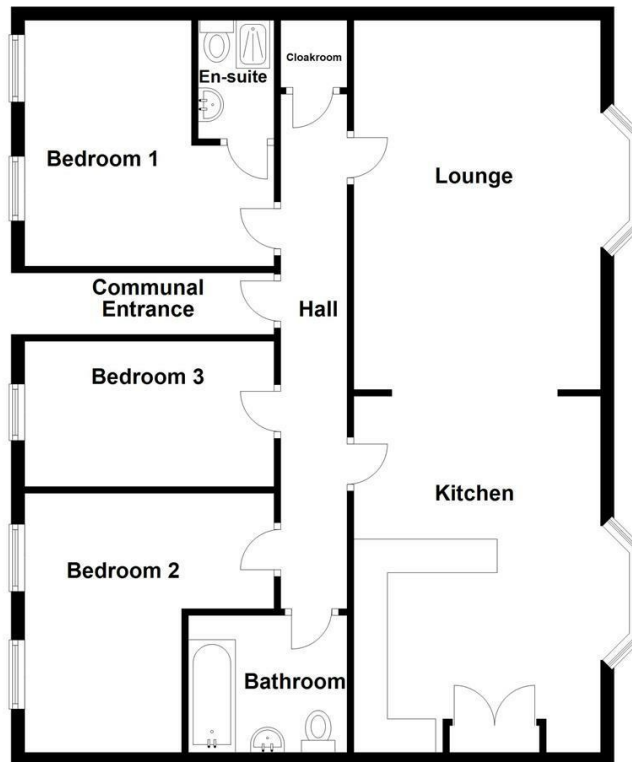
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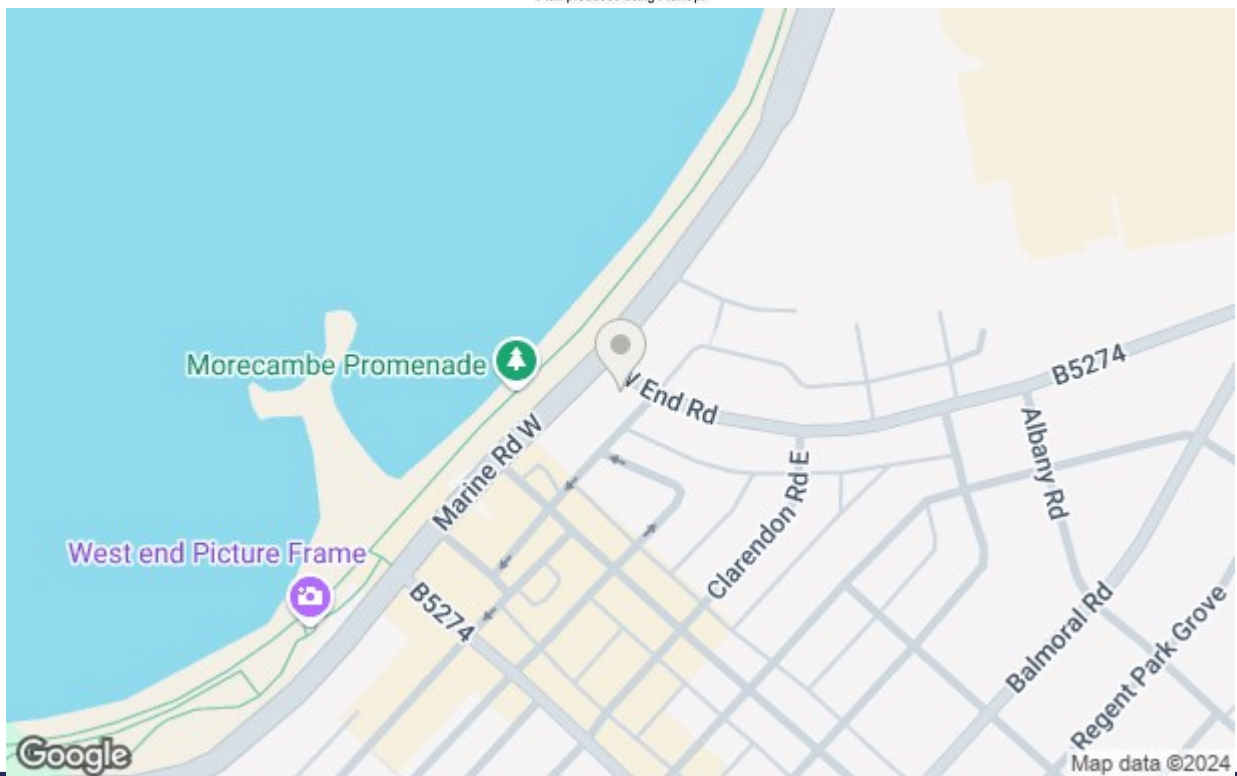
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Take a nosey round

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	79

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		