



Flat 3, Princes Court Bare
Lane, Morecambe, LA4

6DE

Flat 3, Princes Court, Bare Lane, Morecambe

The property at a glance

2  1  1 

- Ground Floor Apartment
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Family Shower Room With Separate WC
- Convenient For Seafront
- Garage
- Leasehold
- Council Tax Band: D
- EPC Rating: C



Get in touch today

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

£190,000

Get to know the property



A CHARMING TWO BEDROOM APARTMENT WITHIN WALKING DISTANCE TO THE SEA FRONT

Welcome to this charming ground floor apartment on Bare Lane in Morecambe. This fantastic property boasts two bedrooms, offering ample space for a couple or those looking for a guest room or home office.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The layout of this property is ideal for those seeking a cosy yet functional living space.

One of the highlights of this home is its convenient location within walking distance to local shops and the picturesque seafront. Imagine taking leisurely strolls along the promenade or popping into nearby shops for your daily essentials - all just a stone's throw away from your doorstep.

Furthermore, this property comes with the added bonus of off-road parking and a garage, providing you with peace of mind knowing that your vehicle is secure and easily accessible.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.





Ground Floor

Hall

2.95m x 2.95m (9'8 x 9'8)

Communal entrance to building, hardwood entrance door to hall, central heating radiator, coving and doors to reception room, kitchen, two bedrooms, shower room, WC and cloakroom.

Reception Room

5.49m x 3.58m (18' x 11'9)

Hardwood double glazed bay window, central heating radiator, coving, TV point and electric fire in marble hearth and surround.

Kitchen

4.04m x 2.95m (13'3 x 9'8)

Hardwood double glazed window, central heating radiator, wood panel wall and base units, laminate worktops, space for cooker, tiled splash back, extractor fan, stainless steel sink with draining board and mixer tap, plumbed for dishwasher, plumbed for washing machine, space for fridge freezer, part tiled elevation and laminate flooring.

Bedroom One

3.96m x 3.58m (13' x 11'9)

Hardwood double glazed window and central heating radiator.

Bedroom Two

4.06m x 2.95m (13'4 x 9'8)

Hardwood double glazed window, central heating radiator and fitted wardrobes.

Shower Room

2.54m x 1.60m (8'4 x 5'3)

Central heating radiator, dual flush WC, vanity topped wash basin, direct feed shower, tiled elevation and laminate flooring.

WC

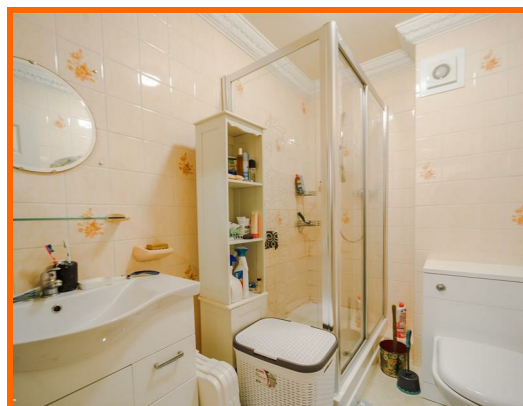
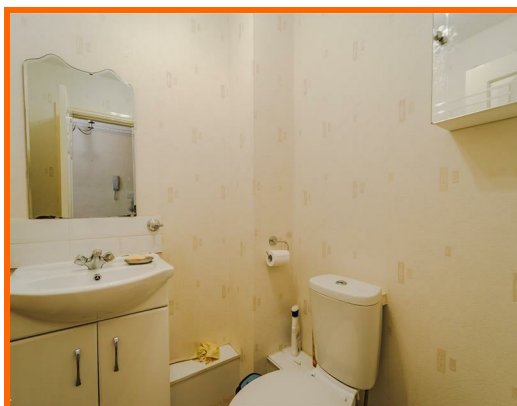
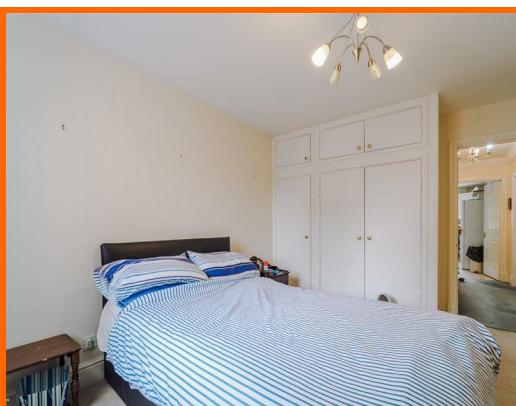
1.52m x 1.42m (5' x 4'8)

Dual flush WC and vanity topped wash basin.

External

Rear

Garage,



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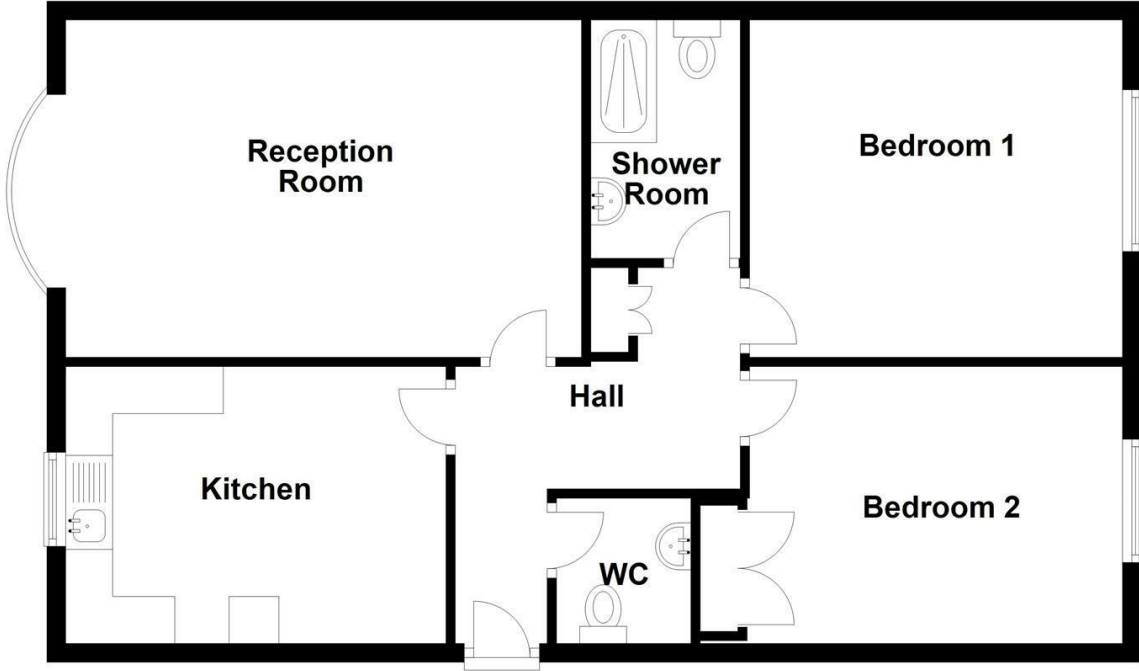


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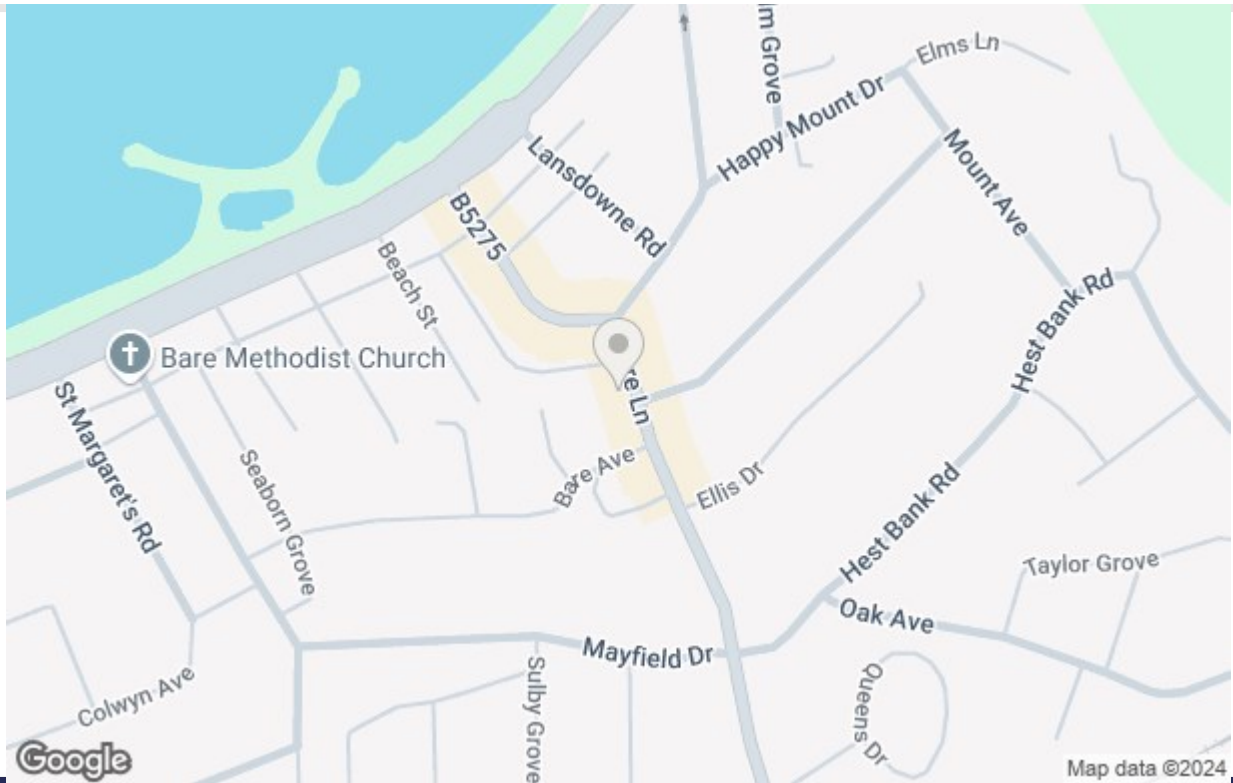
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Take a nosey round

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(65-80) C			(65-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	72	75
England & Wales	EU Directive 2002/91/EC		