



31 Ribblesdale Court Euston
Road, Morecambe, LA4 5LG

31 Ribblesdale Court Euston Road, , Morecambe

The property at a glance



- Apartment
- One Bedroom
- One Reception Room
- Fitted Kitchen
- Three Piece Shower Room
- Communal Laundry Room and Reception Room
- Leasehold
- Attractive over 56+ property
- Council Tax Band: B
- EPC Rating: C



Get in touch today

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

£65,000

Get to know the property



Perfect if you're looking to start living a quieter lifestyle!

Nestled in the heart of Euston Road, Morecambe, this charming apartment offers a cosy retreat for those looking to downsize or simplify their living space. With one reception room, one bedroom, and a well-appointed bathroom, this property is perfect for those seeking a more manageable home.

The apartment boasts a well-equipped kitchen, complete with all the essentials for whipping up delicious meals. Laundry facilities on-site make chores a breeze, and your security will never be a concern with this property - it's fully equipped with pull cords in every room and a full building intercom system!

One of the standout features of this property is the vibrant community atmosphere fostered by the management. Regular events throughout the week provide ample opportunities to socialise and connect with your neighbours, making for a truly sociable lifestyle.

Ground Floor

Whether you're a first-time buyer, downsizer, or simply looking for a more convenient living situation, this

apartment on Euston Road offers a perfect blend of comfort, convenience, and community. Don't miss out on the chance to make this delightful property your new home!

Composite entrance door, coving, smoke detector, storage cupboard and doors to reception room, bedroom and shower room.

Reception Room

15'6 x 10'5

UPVC double glazed window, electric radiator, coving, two feature wall lights TV point and open access to kitchen.

Kitchen

7'4 x 7'

UPVC double glazed window, coving, white wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor fan, space for fridge, space for freezer and tiled elevation.

Bedroom

16'5 x 9'

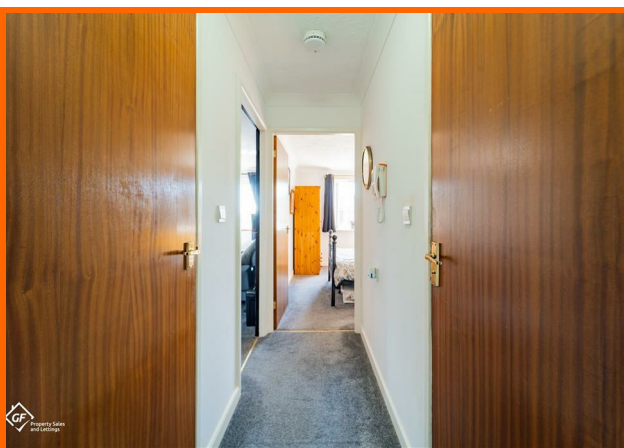
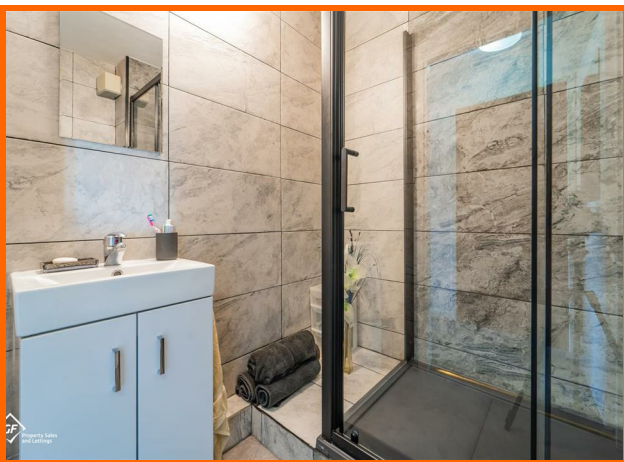
UPVC double glazed window, coving and fitted wardrobe.

Shower Room

6'5 x 5'7

Dual flush WC, vanity top wash basin with mixer tap, electric feed shower with rinse head, extractor fan, tiled elevations and laminate floor.

31 Ribblesdale Court Euston Road, Morecambe, LA4 5LG



Get in touch today

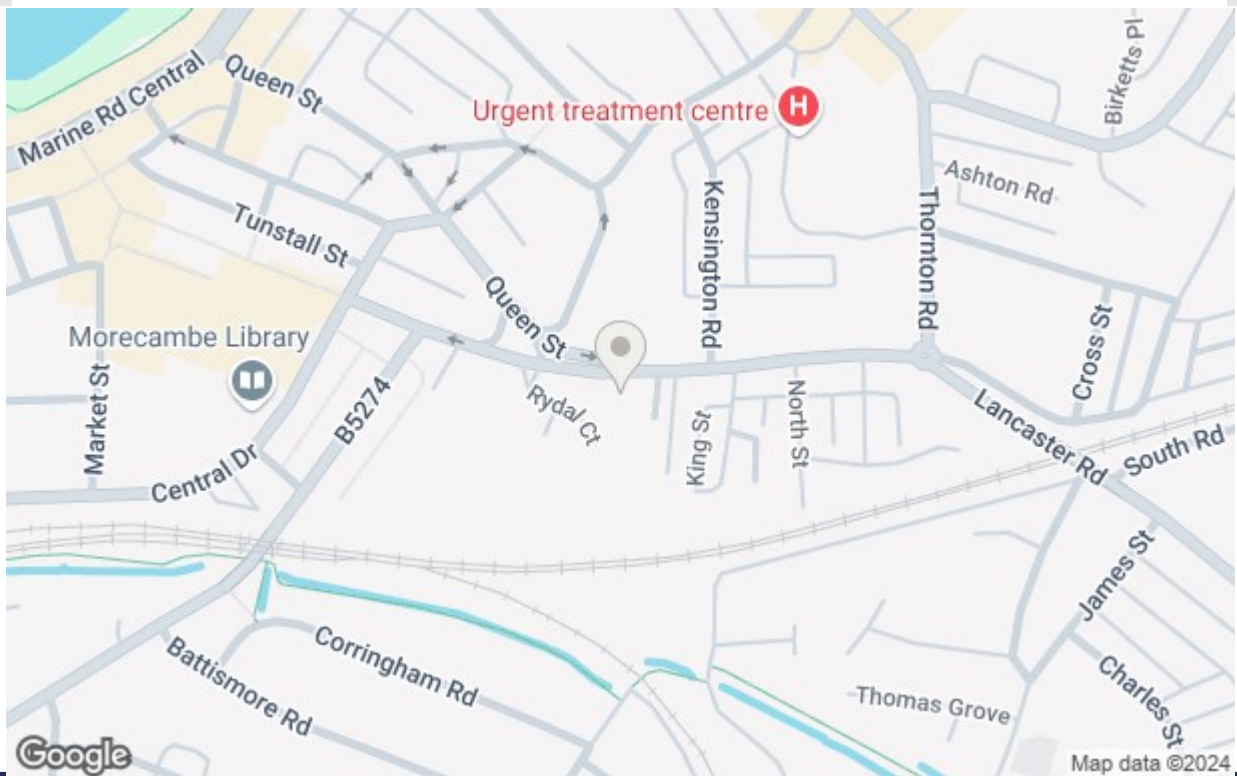
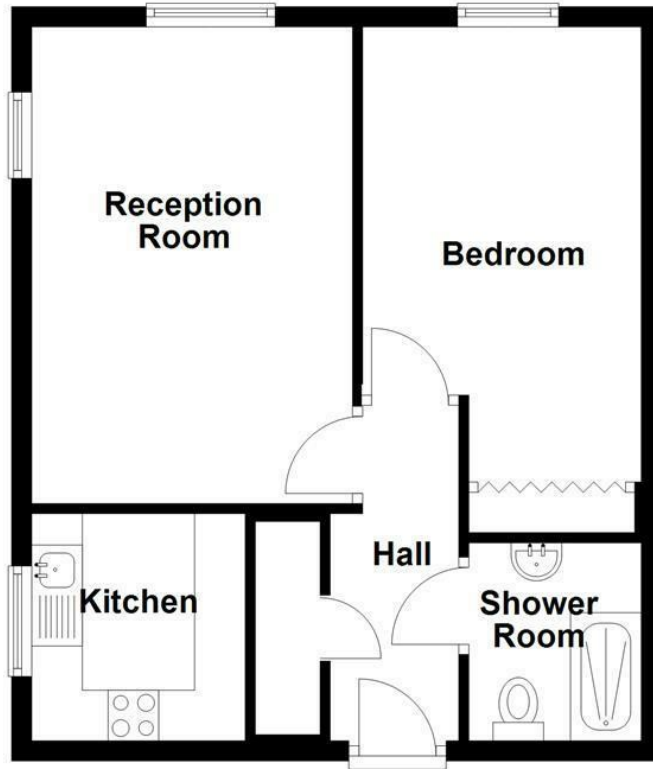
01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round

Ground Floor



Get in touch today

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

Energy Efficiency Rating	Current	Potential	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		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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		England & Wales	EU Directive 2002/91/EC	

Current Energy Rating: **80** (D)
Potential Energy Rating: **83** (C)