



27 Empress Court, 403  
Marine Road East,  
Morecambe LA4 5AN

403, Marine Road East, Morecambe

## *The property at a glance*

3  2  1 

- Three Bedroom Apartment with Garage
- Contemporary Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- En Suite To Main Bedroom
- Breathtaking Sea Views
- Leasehold
- Council Tax Band D
- EPC Rating: TBC



Get in touch today

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# £295,000

# Get to know the property



An amazing opportunity to purchase this three bedroom Penthouse apartment situated in Empress Court with uninterrupted sea views from multiple rooms across Morecambe Bay to the Lake District hills.

From the moment you walk into this apartment you are welcomed by large, light and spacious rooms. The current owner has maintained and cared for this accommodation to a high standard and it really does show. Immaculate throughout and ready to move into, this is the perfect home by the sea.

The apartment can be accessed via lift or stairs and is gas central heated, fully double glazed and briefly comprises: Entrance hall which benefits from an excellent storage cupboard/room, stunning kitchen with high spec integrated appliances and not to mention the best view to wash the dishes! The living room boasts double window accessing balcony with views across the bay. The main bedroom is a large double with four piece en-suite shower facilities and once again double window accessing the second balcony. Two further double bedrooms and a family bathroom

Conveniently located between Morecambe town centre and Princes Crescent with easy reach access to shops, pubs, eating establishments, a post office, hairdresser and dentist. The bus stop outside takes you all the way up into the Lake District. There is easy travel links to surrounding area and the M6 via the Bay Gateway.

From the sea views to the spacious rooms, this apartment is a must view to appreciate everything on offer. Please call us today arrange a viewing.





### Entrance Hallway

7.87m x 1.17m (25'10 x 3'10)

Entrance door, central heating radiator, dado rail, intercom, open to the kitchen and doors to storage, reception room, three bedrooms and bathroom.

### Reception Room

4.90m x 4.65m (16'1 x 15'3)

Two UPVC double glazed doors to the Juliet balcony, central heating radiator, electric fire with feature surround and mantel, dado rail and coving.

### Kitchen

3.56m x 3.12m (11'8 x 10'3)

UPVC double glazed window, range of wall and base units with granite effect surfaces and tiled splashbacks, inset sink with mixer tap, oven and microwave oven in a high rise unit, four ring electric hob, extractor hood, plumbing for dishwasher, integrated fridge freezer and wood effect flooring.

### Bedroom One

4.67m x 3.56m (15'4 x 11'8)

Two UPVC double glazed doors to the balcony, central heating radiator, fitted wardrobes, coving and door to the en suite.

### En Suite

3.05m x 1.65m (10' x 5'5)

Heated towel rail, corner direct feed shower unit, vanity top wash basin, WC, bidet, spotlights and tile effect flooring.

### Bedroom Two

4.29m x 3.53m (14'1 x 11'7)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

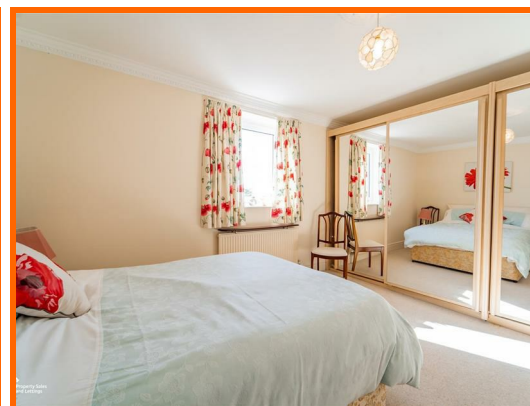
### Bedroom Three

3.38m x 2.49m (11'1 x 8'2)

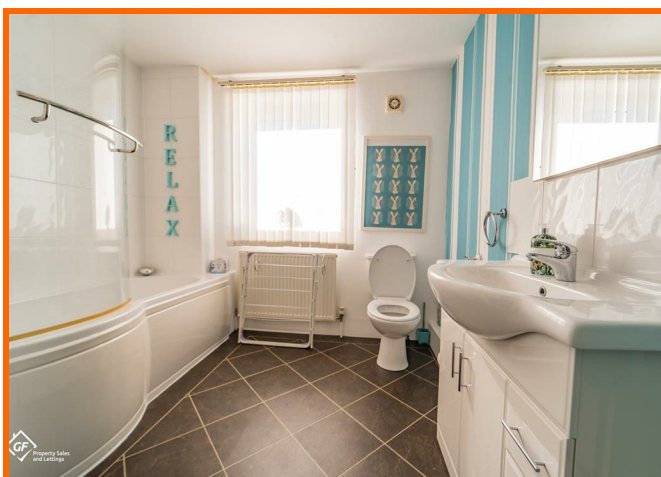
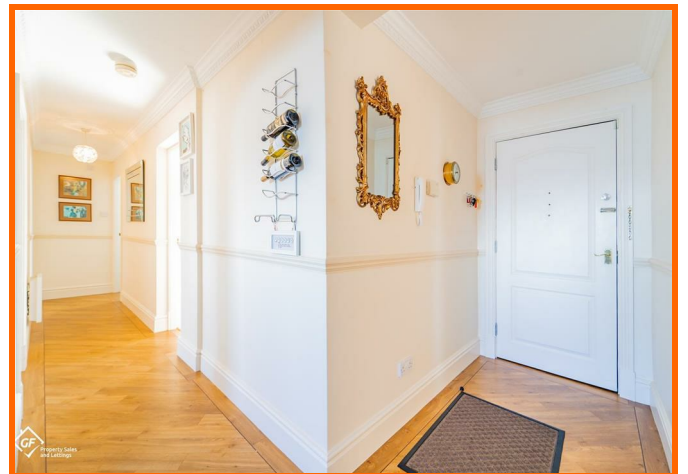
UPVC double glazed window, central heating radiator and coving.

### Bathroom

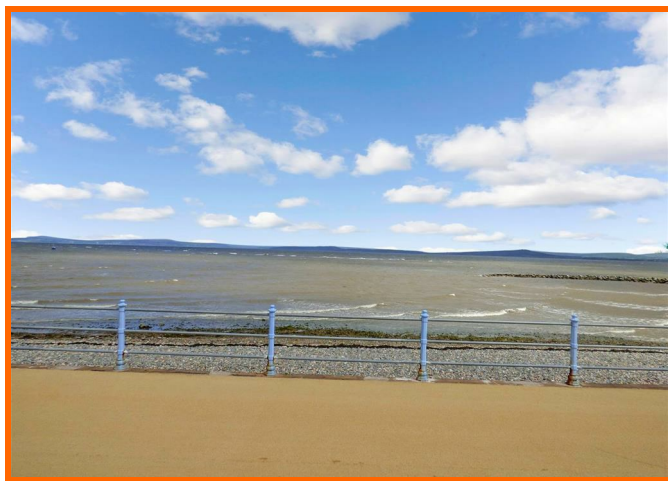
UPVC double glazed window, central heating radiator, panelled bath, vanity top wash basin, WC, part tiled elevations, extractor fan and tile effect flooring.



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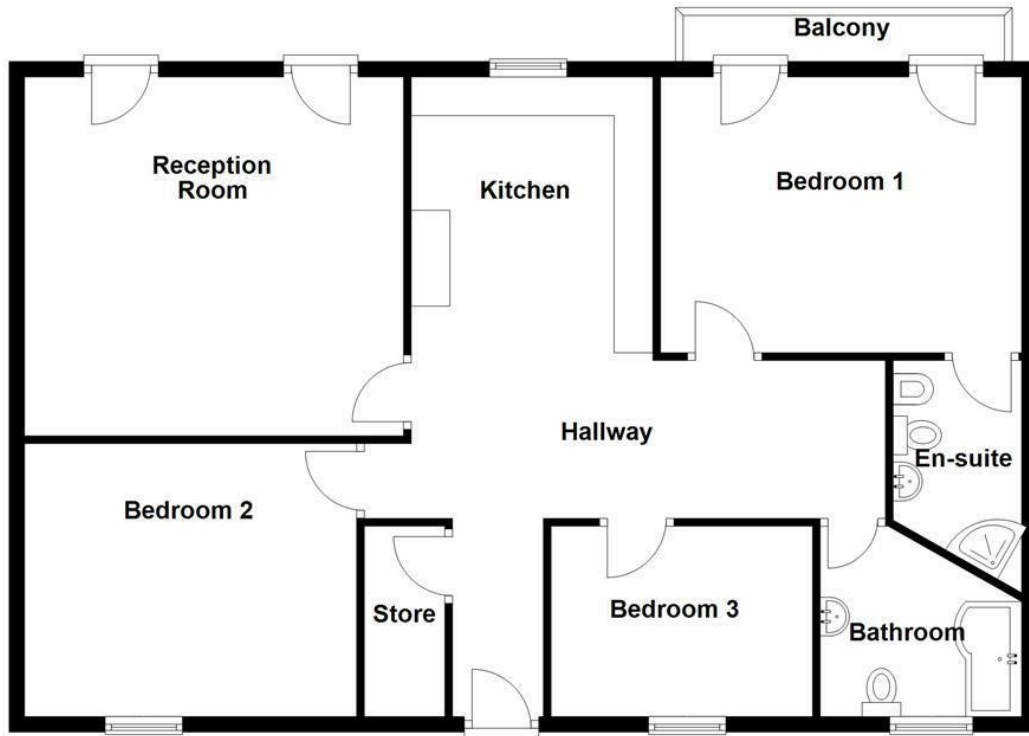


**Get in touch today**

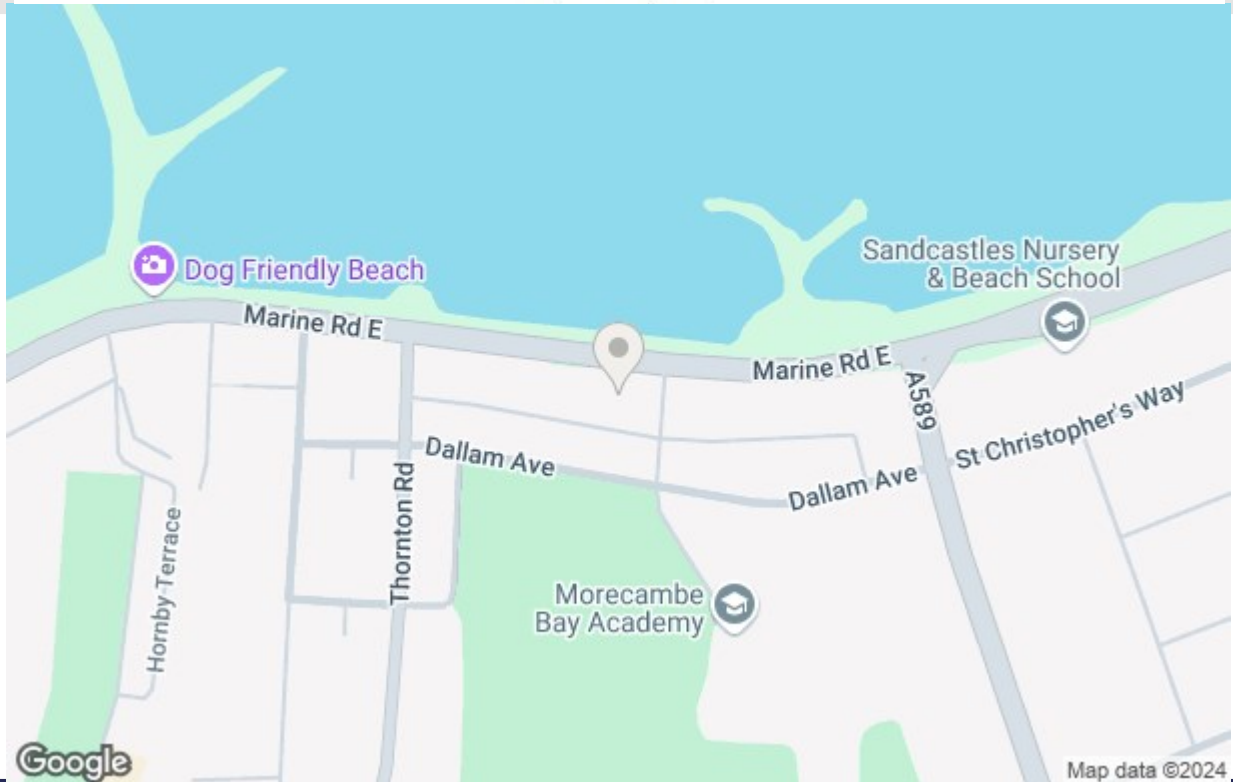
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# Take a nosey round

## 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(65-80) <b>C</b>			(65-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		74	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC