



23a Victoria Parade,  
Morecambe, LA4 5NX

23a Victoria Parade, , Morecambe

## *The property at a glance*

2  0  0 

- First Floor Flat Available Now
- Two Double Bedrooms
- Living Room
- Fitted Kitchen with Breakfast Bar
- Shared Access to Driveway and Garden
- On Street Parking
- Available Now



Get in touch today

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

# £730

# Get to know the property

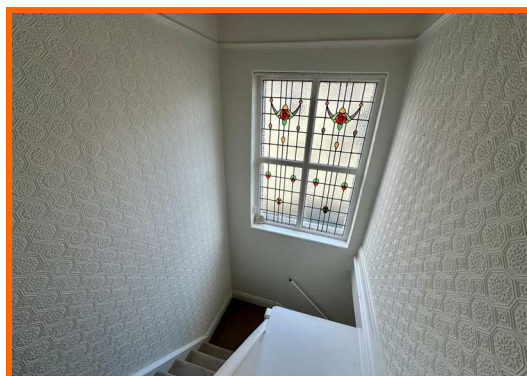


Welcome to 23a Victoria Parade, Morecambe - a charming flat with 2 bedrooms that could be your next dream home! This delightful property is situated in a prime location, offering convenience and comfort to its residents.

The flat boasts two spacious bedrooms, perfect for a small family, a couple, or even as a spacious home office. The layout of the flat is thoughtfully designed to maximise space and create a warm, inviting atmosphere.

Located in the heart of Morecambe, residents will enjoy easy access to local amenities, shops, restaurants, and beautiful seaside views. Whether you're looking for a peaceful retreat or a vibrant community to be a part of, this flat offers the best of both worlds.

Don't miss the opportunity to make this flat your own and experience the joys of coastal living in Morecambe. Book a viewing today and step into your future home at 23a Victoria Parade!



**23a Victoria Parade,  
Morecambe, LA4 5NX**



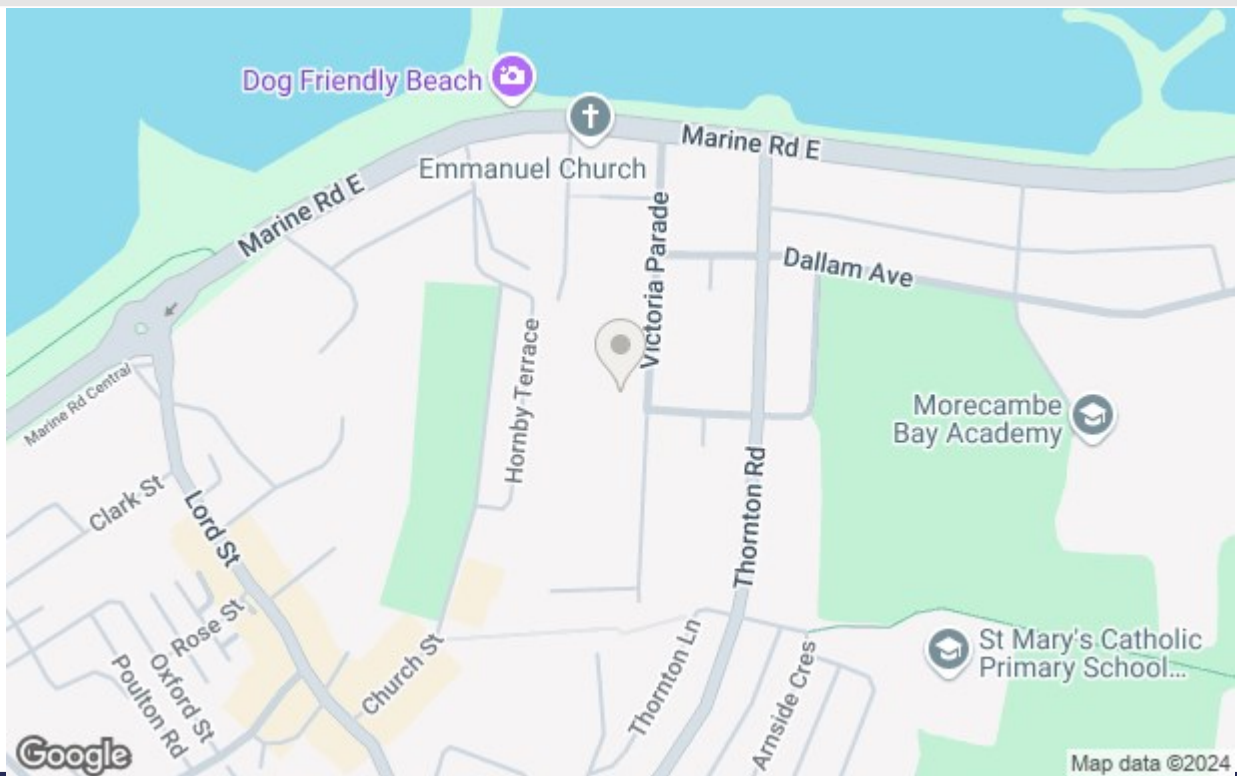
**Get in touch today**

01524 401402

[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

Energy Efficiency Rating		Current	Potential	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) 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 <sub>2</sub> emissions			
		65	74				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	