



6 The Parks, Bare, Morecambe,  
LA4 6BP



6 The Parks, Bare, Morecambe

## ***The property at a glance***



- One Bedroom Ground Floor Flat
- Gated Over 55's Development
- Kitchen/Dining Room
- Communal Gardens & Designated Parking
- Central Bare Village Location
- Offered With No Chain Delay
- EPC: C
- Council Tax Band: C
- Tenure: Leasehold



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# **£175,000**

# Get to know the property



A fantastic opportunity to purchase this ground floor apartment for the over 55's - The Parks complex in Bare Village is conveniently positioned for Princes Crescent amenities, the stunning seafront and Happy Mount Park. Offered with no chain delay!

Entrance to the complex is via secure gates leading into the beautifully maintained grounds with shared garden and seating areas and allocated parking.

There is a communal entrance to the property with access leading into the welcoming hallway which in turn provides access to all ground floor rooms. The modern kitchen comprises of a range of wall, drawer and base units including; oven, gas hob, extractor hood and integrated fridge, freezer and washing machine . There is an impressive dining space with charming bay windows overlooking the wonderful communal gardens.

The generous lounge (accessed from the kitchen or inner hallway) is neutrally presented and features a beautiful ceiling rose, coal effect gas fire set in a marble surround and bay window.

There is a three piece bathroom in white comprising fitted bath with shower above, low flush WC and wash hand basin.

Furthermore the property benefits from a private basement which is ideal for storage.

## Entrance

Entrance from communal hallway into internal hallway.

## Hallway

Central heating radiator, doors to living room, bathroom, bedroom and storage cupboard.

## Living Room

Ornate plaster moulding coving, UPVC double glazed window, central heating radiator, electric fire with stone hearth and surround and wooden mantel, door to kitchen.

## Kitchen

Spotlight lighting, coving, UPVC double glazed bay window, central heating radiator, laminate worktops, wall and base units, stainless steel sink with mixer tap and draining board, double oven, 4 ring electric hob, laminate flooring.

## Bedroom One

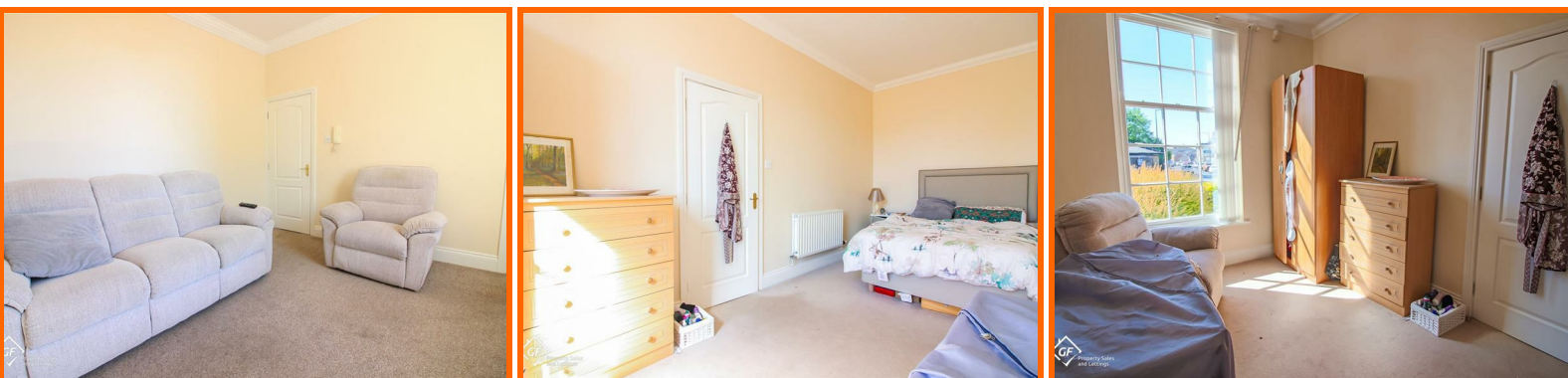
Coving, UPVC double glazed window, central heating radiator.

## Bathroom

UPVC double glazed frosted window, central heating radiator, bath with traditional taps and over the bath direct feed shower, low level WC, pedestal wash basin with traditional taps, partially tiled walls, laminate flooring.

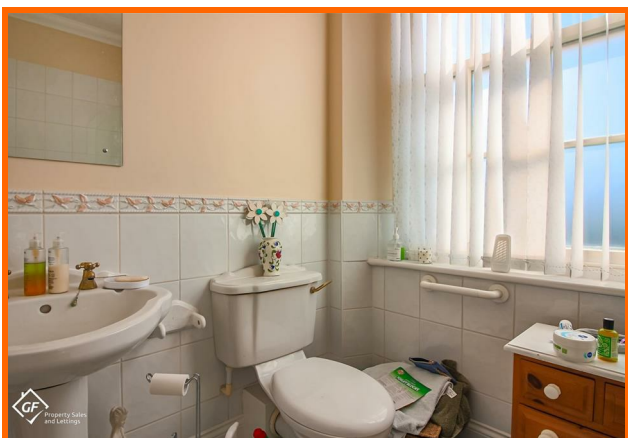
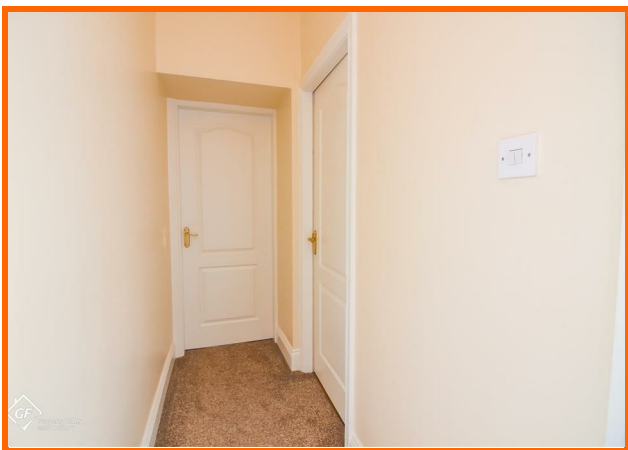
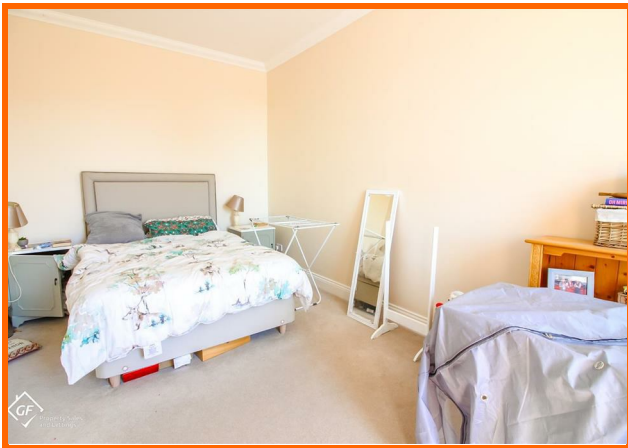
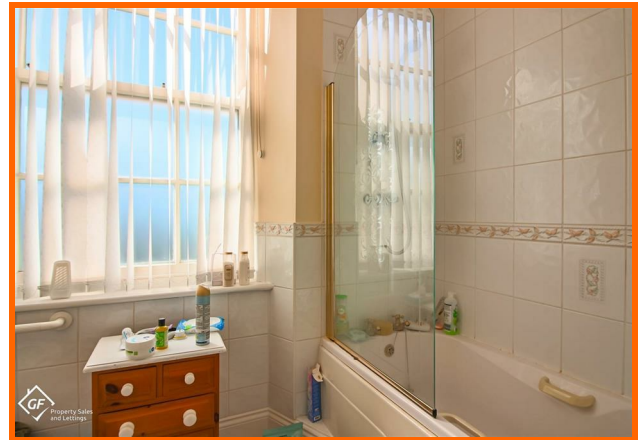
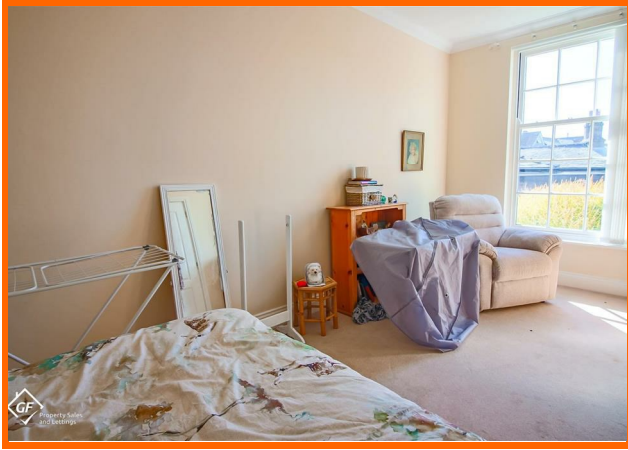
## Storage Cupboard

Storage space containing boiler.





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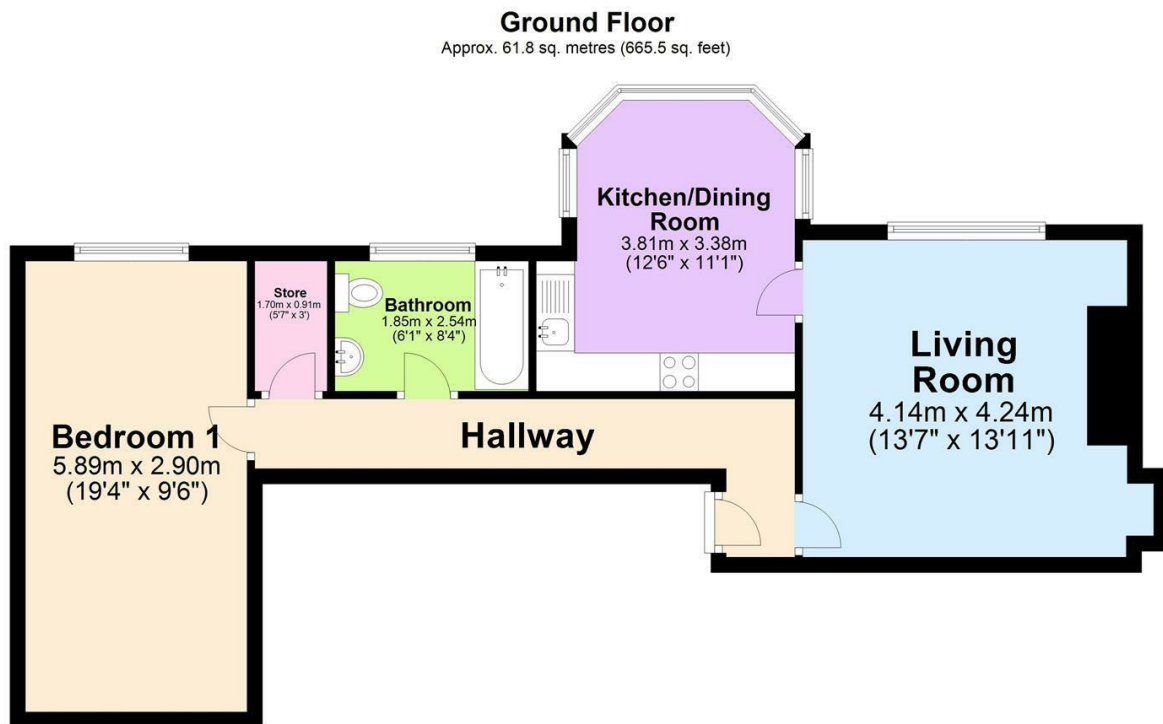
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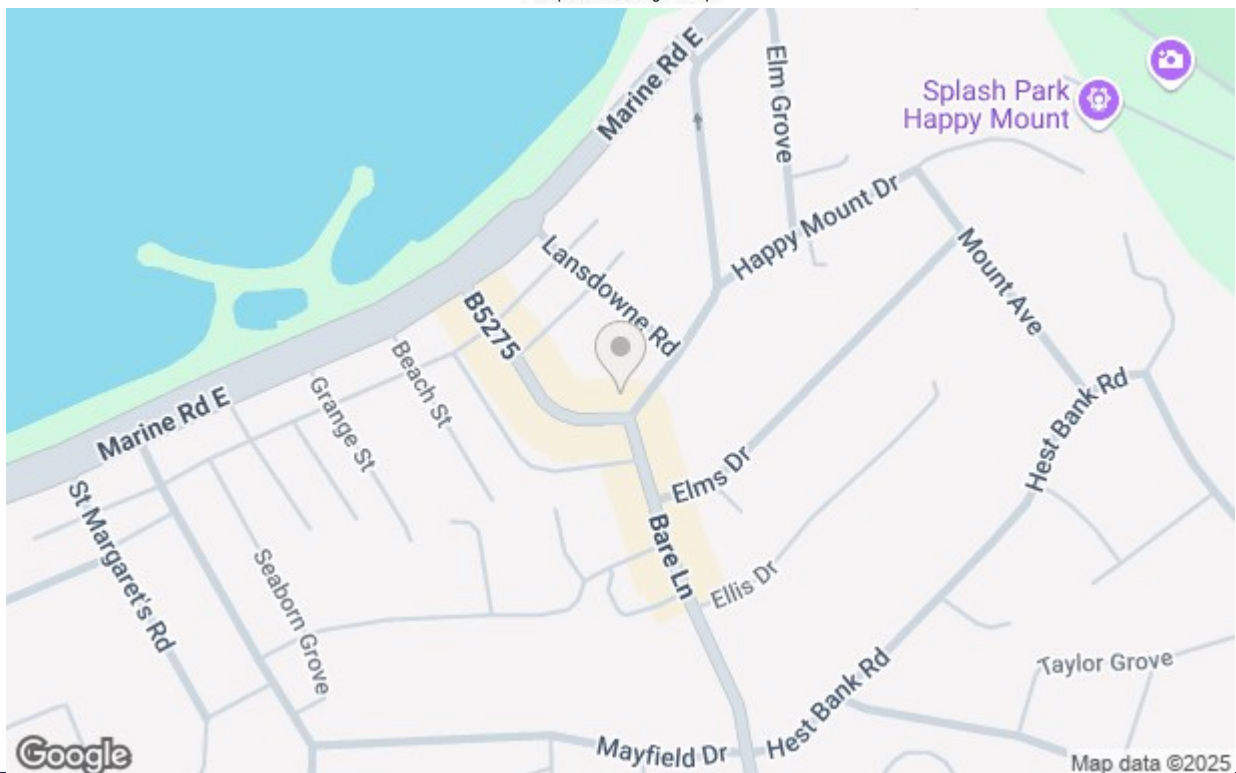
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# Take a nosey round



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	