



72 Lakeland House Marine Road
East, Morecambe, Lancashire,
LA4 6AY

72 Lakeland House Marine Road East, Morecambe

The property at a glance

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- Magnificent Penthouse Apartment
- Spacious Lounge with enclosed balcony
- Double Bedroom
- Refurbished to a very high standard
- No Upward Chain!
- Stunning views over Morecambe Bay
- Under-croft parking
- Council tax band C
- Leasehold - Charges TBC
- EPC rating - D



Get in touch today

01524 401402
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£115,000

Get to know the property

This impressive penthouse apartment is in excellent condition throughout. Situated on Morecambe's stunning seafront with breathtaking views across the bay.

Access to Lakeland House is via the front or back door with lift access leading to the apartment. There is also stair access and an under-croft parking space.

The apartment opens into a welcoming entrance hall with directional spot lighting, dimmer switch and walk-in cupboard with additional shelving. The fabulous lounge has a feature brick-effect wall and log-effect heater, whilst the UPVC double-glazed windows have magnificent views across Morecambe Bay and there is plenty of room for dining. Off the lounge is an enclosed balcony with dimmable light feature, electric sockets and panoramic views across to the Lake District.

The stylish, modern kitchen has recently been remodeled with a range of high specification integrated appliances including fridge/freezer, microwave, washer/dryer and dishwasher. Lighting options are between directional spot lighting and subtle LED lights under wall cabinets while the only 'picture' window in Lakeland House boasts views across the golf course towards Ingleborough. The bedroom has fully fitted 'Daval' wardrobes and a UPVC double glazed window offers further views over the bay.

There is a beautiful, modern bathroom comprising of three piece bathroom suite including: fitted bath with handrail and shower above. Wash hand basin and comfort height toilet with quick-release seat and lid. Decorative seamless 'Aquabord' panels are fitted to all walls and a slim-line 'Sreiber' wall cabinet completes the effect.

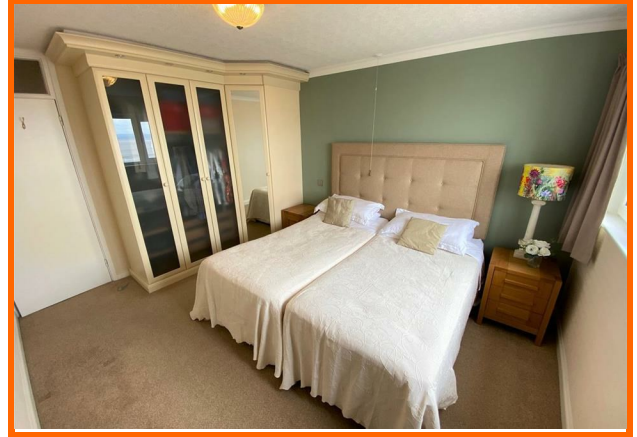
Situated on Morecambe's Seafront, conveniently located for bus services, Princes Crescent Shopping Parade, Happy Mount Park, Bare Lane Train Station and the M6 by-pass link road is only a short drive away! Offered with no upward chain!

GF Disclaimer

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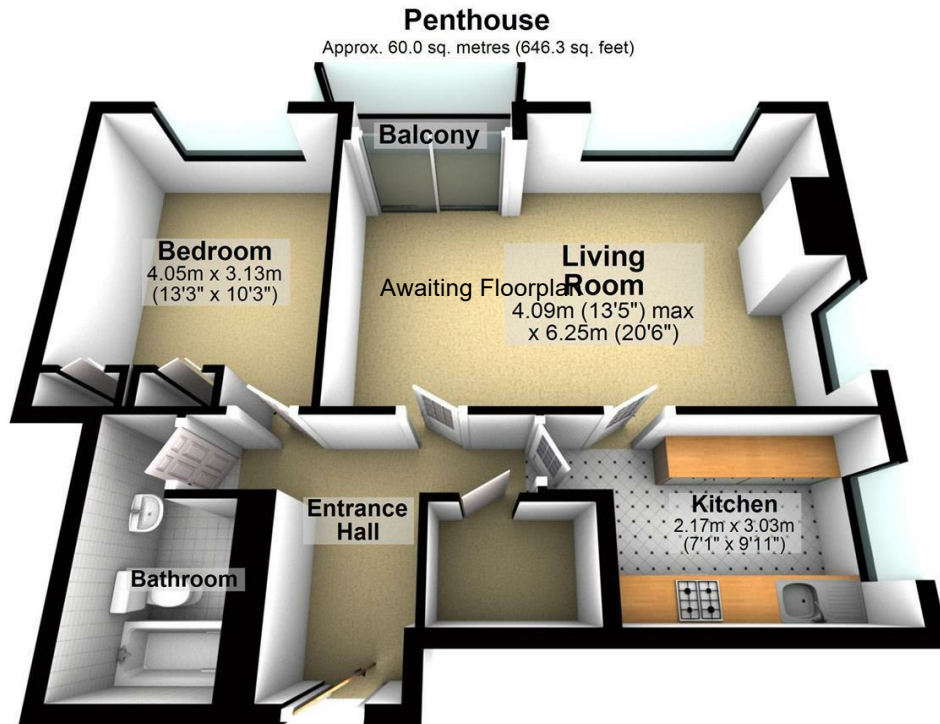
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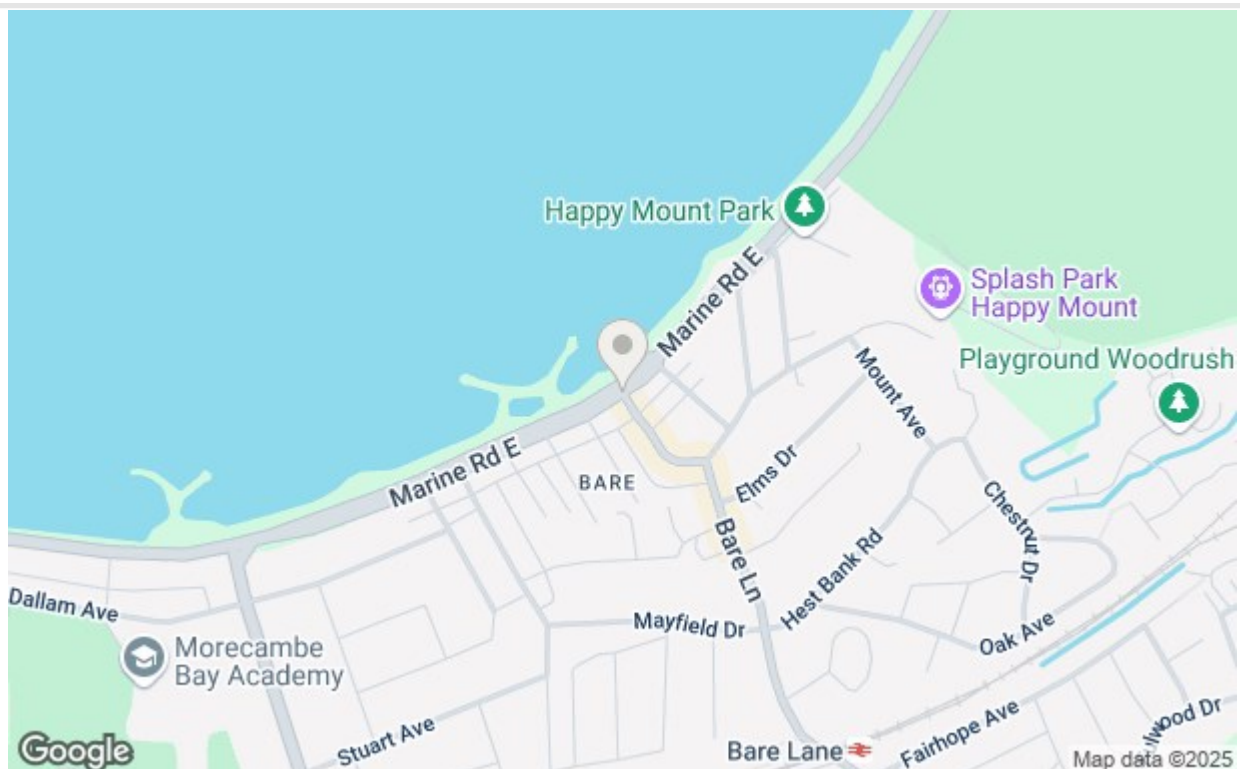
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Take a nosey round



Total area: approx. 60.0 sq. metres (646.3 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			
		57	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
		36	65