



32a Regent Park Grove,
Morecambe, LA4 4LB

32a, Regent Park Grove, Morecambe

The property at a glance



- First Floor Flat
- One Bedroom
- One Reception Room
- Fitted Kitchen
- Two Piece Bathroom With Separate WC
- On Street Parking
- Tenure: TBC
- Council Tax Band: A
- EPC Rating: E
- Close To Transport Links, Amenities & Sea Front



Get in touch today

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£80,000

Get to know the property



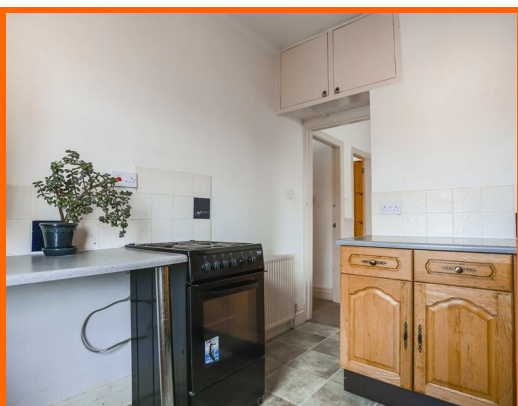
A SURPRISINGLY SPACIOUS ONE BEDROOM FIRST FLOOR FLAT

Welcome to Regent Park Grove, Morecambe - a charming location for this neutrally finished first-floor one-bedroom apartment. This property is perfect for a single occupant, a first-time buyer, or as a rental opportunity.

Upon entering, you are greeted by a generously sized living room, offering ample space for relaxation and entertainment. The bedroom is also spacious, providing a comfortable retreat at the end of the day.

Situated in a convenient location within a popular area, this apartment offers easy access to local amenities, transport links, and recreational facilities. Whether you are looking for your first home or considering an investment opportunity, this property ticks all the boxes.

Don't miss out on the chance to own or rent this delightful apartment in Regent Park Grove - a place you can soon call home.



Ground Floor

Entance

UPVC double glazed frosted door to communal lobby with door to stairs to first floor flat.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke detector, doors to reception room, bedroom, bathroom and WC and open access to kitchen.

Reception Room

3.89m x 3.43m (12'9 x 11'3)

UPVC double glazed bow window, central heating radiator and electric fire.

Kitchen

2.49m x 2.31m (8'2 x 7'7)

UPVC double glazed window, central heating radiator, coving. mix of wall and base units, laminate worktops, space for freestanding cooker, one and half bowl composite sink with draining board and mixer tap, wall mounted Valliant boiler, space for fridge, plumbing for washing machine and tile effect flooring.

Bedroom

3.94m x 3.38m (12'11 x 11'1)

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

Bathroom

3.00m x 2.01m (9'10 x 6'7)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, panel bath with electric feed shower over, linen cupboard and vinyl flooring.

WC

1.47m x 0.76m (4'10 x 2'6)

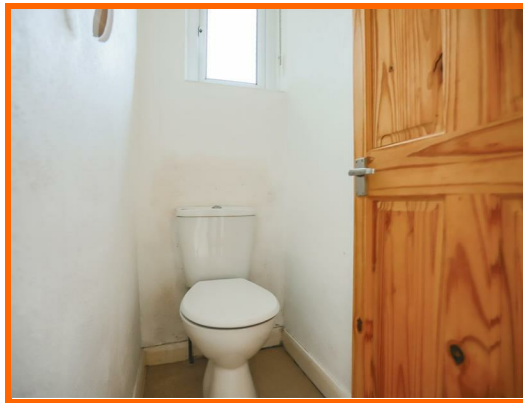
UPVC double glazed frosted window, dual flush WC and vinyl flooring.

External

Rear

Shared garden for clothes drying rights.

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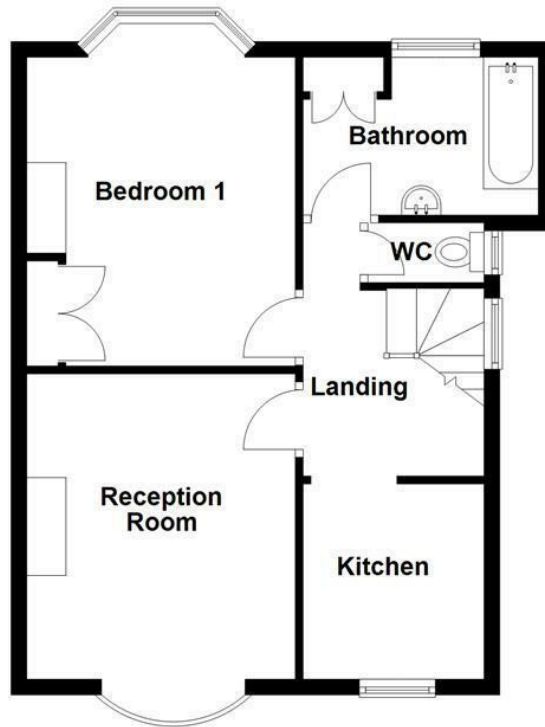
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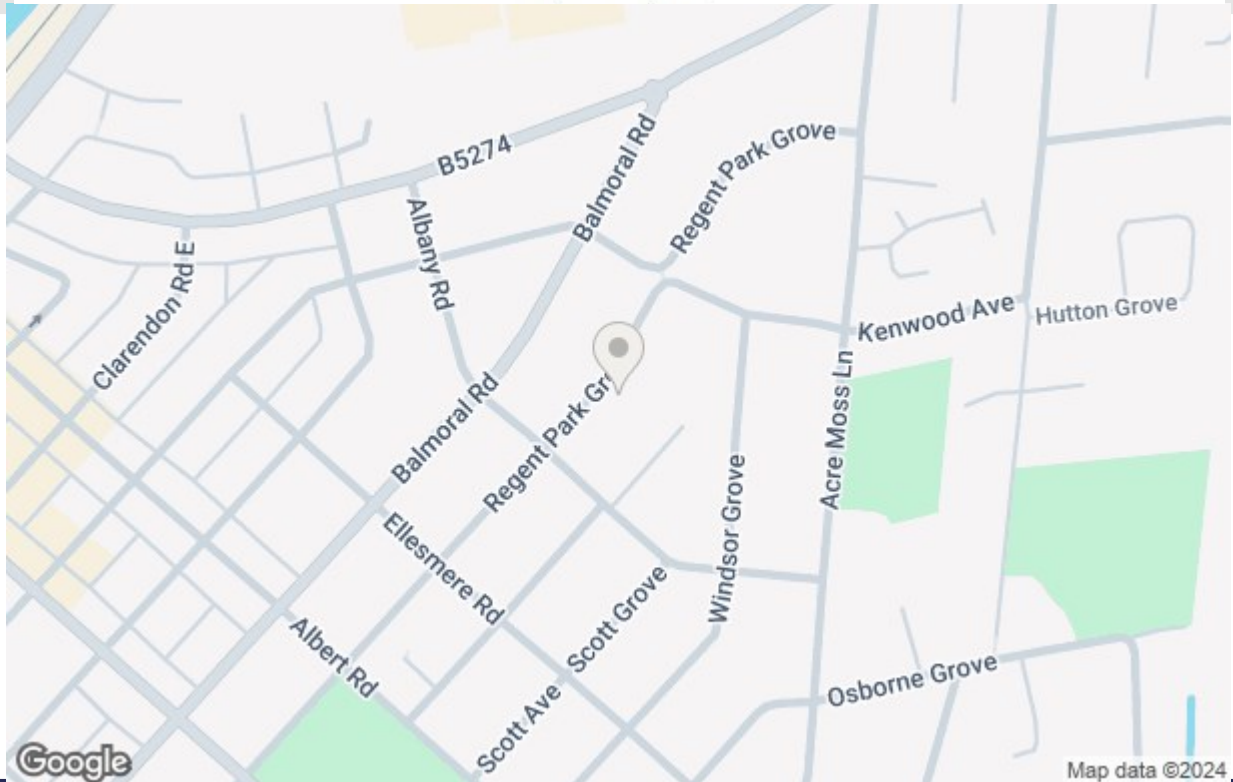
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Take a nosey round

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	66

Environmental Impact (CO₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	