

FOR SALE

£69,950 for the Leasehold
480 Sq Ft



INVESTMENT OPPORTUNITY - TWO-BEDROOM APARTMENT WITH STRONG YIELD

- Currently tenanted
- Rental income of £550 per calendar month
- Potential for future growth
- Great addition to a pre excising portfolio



**FISHER
WRATHALL**
COMMERCIAL

FLAT 8, CONISTON COURT, 388-389 MARINE ROAD EAST, MORECAMBE, LA4 5AL

Location

Located on the east end of Morecambe, this apartment forms part of a well-regarded residential development positioned close to the seafront. The property benefits from an attractive coastal setting, offering convenient access to a wide range of local amenities, including shops, cafés, and leisure facilities, all within easy reach.

Excellent transport links serve the area, providing straightforward connections to surrounding towns and cities, including Lancaster and Heysham, making it ideal for both commuters and residents seeking a relaxed coastal lifestyle. The location's proximity to the seafront and growing local regeneration activity further enhances its desirability and long-term investment potential.

Description

An excellent opportunity to acquire a two-bedroom apartment situated within a well-maintained block of flats on Morecambe Promenade. The property is currently tenanted, generating a rental income of £550 per calendar month, offering an immediate return for investors. With a current yield of approximately 9.4%, this investment provides a solid income stream with the potential for future growth.

With some modern upgrades and minor improvements, there is clear potential to increase the rental value further, strengthening returns and capital growth prospects. Overall, this property represents an attractive and affordable investment opportunity in a well-connected and sought-after area of Morecambe.

Accommodation

Situated to the rear of the property, this well-proportioned first-floor flat offers comfortable accommodation ideal for either owner-occupation or investment purposes. The apartment comprises two generous double bedrooms, a bright living room, and carpeted hallways throughout.

The internal layout is practical and well-arranged, with each room providing good natural light and comfortable proportions. The bathroom is fitted with a one-piece shower and bath unit.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



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Accommodation

	Sq Ft	Sq M
Living Room	123	11.46
Kitchen	41	3.8
Bedroom	65	6.01
Bedroom	101	9.43
Bathroom	42	3.91
TOTAL	480	44.59

Services

Water, electric and gas central heating all connected.

EPC

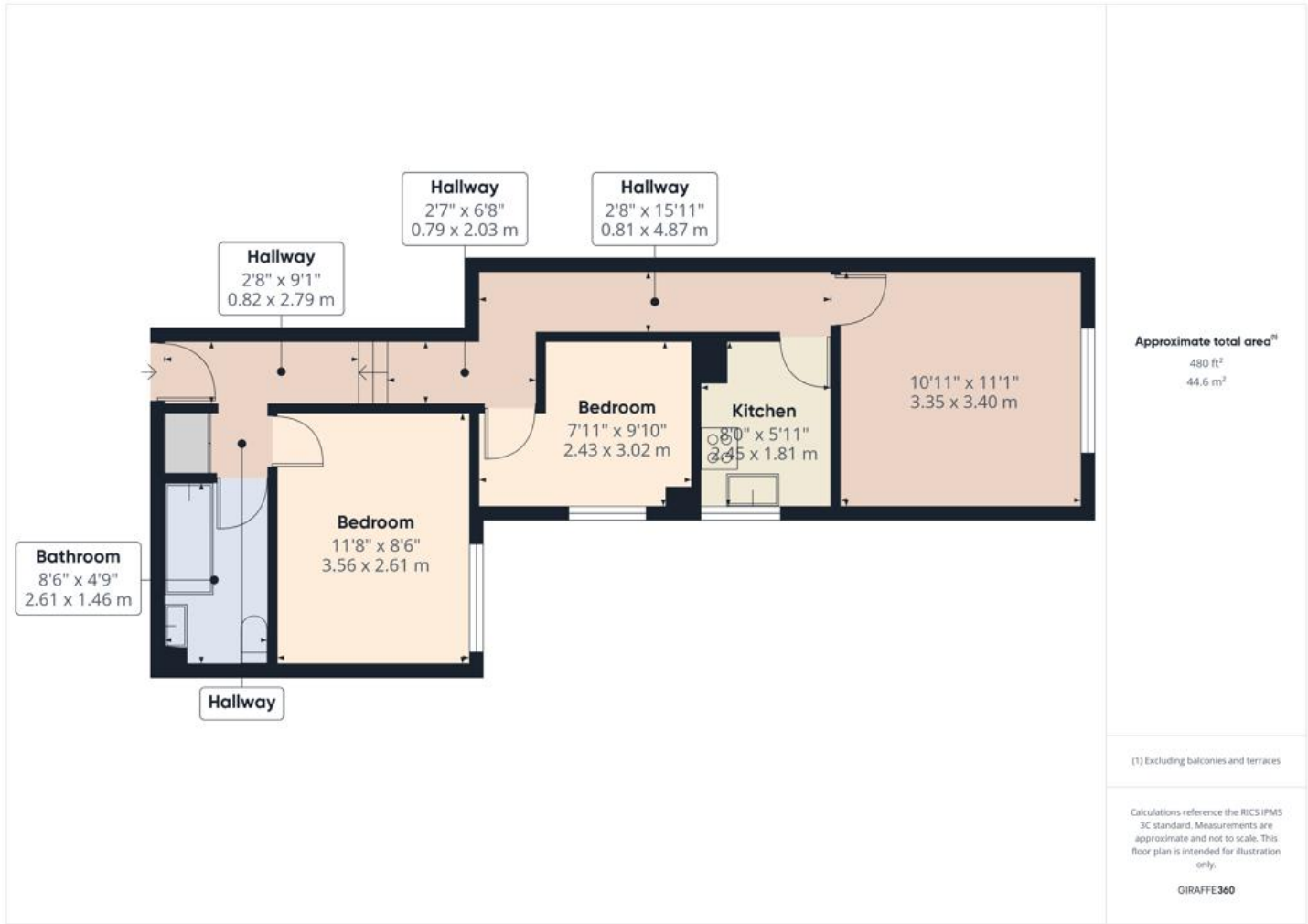
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Use Class

Residential apartment.

VAT

Property not subject to VAT, please speak to finical advisor regarding your stamp duty obligations.



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