



# 6 Mount Gardens

Morecambe

Guide Price £190,000

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## Morecambe

Tucked away within a small and highly sought-after development designed for those aged 55 and over, this attractive mid-terrace chalet bungalow was built in 1989 and offers spacious, light-filled accommodation designed for comfortable and low-maintenance living. With most of the accommodation arranged on the ground floor, the property provides the flexibility and convenience of single-level living if desired. The welcoming entrance hall features a range of useful cupboards, ideal for coats and everyday storage. The well-appointed kitchen is fitted with classic cream Shaker-style cabinetry, complemented by sleek black granite worktops and a comprehensive range of integrated appliances. Open plan to the principal living space, this bright and airy room benefits from dual-aspect windows to the front and an impressive run of picture windows across the rear wall of the sitting room, together with a glazed door opening directly onto the garden.

On the ground floor there is a good double bedroom complete with a wall of fitted wardrobes incorporating shelved storage. Also located on this level is the bathroom, fitted with a bath having a shower attachment over, wash basin and WC, together with a chrome heated towel rail. For ease of maintenance, the entire ground floor is laid with tiled flooring. Stairs rise from the hall to the first-floor landing, where additional eaves storage can be found. The spacious principal bedroom benefits a wall of fitted wardrobes along with further eaves storage and is served by a large shower room featuring a shower enclosure, wash bowl set on a vanity unit, WC and bidet.

Externally, the property has lawned gardens to both the front and rear. To the front there is a built-in store and a designated area for bins, while the rear garden offers a delightful and private sunny aspect with a paved seating area, ideal for your outdoor furniture. A wooden shed opens to reveal a useful small workshop space, and the property benefits further from the right to park one car in the shared car park.

### Location

Bare is widely regarded as one of Morecambe's most desirable residential locations, combining a relaxed coastal atmosphere with excellent everyday convenience and superb connectivity. Centred around the vibrant Princes Crescent, residents enjoy an appealing selection of independent cafés, restaurants, local shops and essential amenities, creating a welcoming village-style community with everything close at hand. Morecambe itself is within easy reach with shops and services and the city of Lancaster (4.2 miles distant) is convenient and offers an excellent array of facilities.

Just moments away lies the much-loved Happy Mount Park, a beautifully maintained green space offering landscaped gardens, a café and family-friendly leisure facilities. Beyond the park, Morecambe's famous promenade stretches along the coastline, providing miles of scenic walking and cycling with breathtaking panoramic views across Morecambe Bay towards the Lakeland fells; widely considered among the finest coastal vistas in the country.



Bare Lane railway station is conveniently within walking distance (c. 0.6 miles), offering regular services to Lancaster and onward connections to the West Coast Main Line, with direct routes to Manchester, London and Edinburgh. For those travelling by road, the nearby Bay Gateway link road provides swift and efficient access to the M6 motorway (J34 under 5 miles), making commuting and wider travel exceptionally straightforward.

The area is also perfectly positioned to enjoy the very best of the surrounding natural landscapes. The North Lancashire coastline, with its sweeping beaches and picturesque coastal villages, is right on the doorstep, while the nearby Arnside & Silverdale National Landscape, Forest of Bowland and Lake District National Park offer endless opportunities for walking, cycling and outdoor pursuits.

Combining coastal charm, excellent amenities and outstanding accessibility, Bare offers an exceptional lifestyle in one of the region's most sought-after settings.

*The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*

#### **Tenure and leasehold information**

Long leasehold for the balance of a 999 year lease which commenced on 12<sup>th</sup> May 1989.

Each property owns a share in the company (Mount Gardens (Morecambe) Company Limited) that owns the freehold.

Yearly rent charge of £1.

Annual service charge: £1,560 (as per invoice covering the period 01.04.26 to 31.03.27) covers building insurance, maintenance of the main structure and exterior of the individual property as well as upkeep of the driveway (Mount Gardens is unadopted highway), parking, common areas and communal external lighting. Also included: maintenance of the central heating system (this is an annual service and an annual allowance of £180 towards repair), emergency call system (a pendant to call next of kin or emergency services) and external window cleaning.

Long leaseholder covenants: to keep the interior of the property in good repair. The property must be used as a place of permanent residence and private dwelling house for a person in receipt of a pension or a retired person over 55 years of age. No pets allowed. No aerial or external washing lines.

The development is managed by Parkinson Lettings, Queens Square, Lancaster LA1 1RN.

**Please ask the Matthew Benjamin Estate Agents if you would like to read the lease.**



#### **Directions**

**what3words** tile.simple.fled

Download the **what3words** App or go online for directions straight to the property.

#### **Services**

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Vaillant boiler in the first floor eaves cupboard.

10 solar panels on the rear elevation.

#### **Mobile and broadband services**

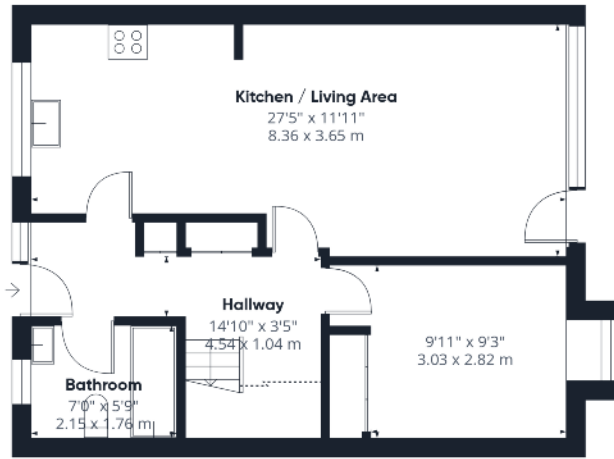
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

#### **Included in the sale**

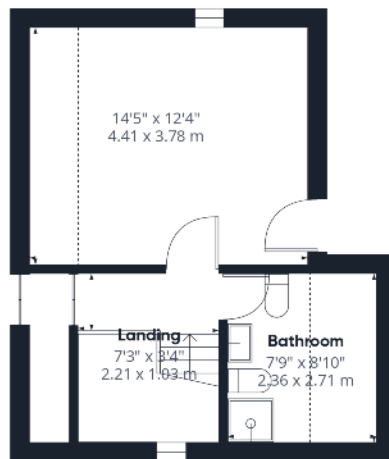
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: NEFF double oven/combination grill, Indesit induction hob with fan over, Bosch fridge, Indesit washing machine.

#### **Local Authority charges**

Lancaster City Council – Council Tax band C



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 864 ft<sup>2</sup>  
 80.3 m<sup>2</sup>

**Reduced headroom**  
 88 ft<sup>2</sup>  
 8.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.