



**R&B**  
ESTATE AGENTS

Riversedge Cottages Lancaster  
Road, Heaton-with-Oxcliffe,  
Morecambe, LA3 3ER

Riversedge Cottages, Lancaster Road, Heaton-with-Oxcliffe, Morecambe

## The property at a glance

5  5  5 

- Excellent Investment Opportunity
- Five Studio Units
- Seafront Location
- Living Area, Bedroom & Shower Room
- Allocated Parking
- Stunning Sunsets
- Tenure: Leasehold
- Band: TBC
- EPC: TBC

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GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£400,000**

# Get to know the property



Welcome to the market this remarkable investment opportunity, nestled on Lancaster Road in the charming area of Snatchems, Morecambe you will find these unique holiday cottages. Comprising of five studios, each studio features a generous open-plan studio layout, which seamlessly combines a large living area with a raised sleeping area, creating an inviting atmosphere perfect for relaxation and entertaining. To the rear of the studio you will find a modern shower room, the layout maximises space and light, ensuring that every corner of the property feels warm and welcoming

The cottages are ideally situated along the picturesque banks of the river Lune, allowing residents and guests to enjoy stunning views and breathtaking sunsets. These cottages not only offer a unique chance to enter the holiday rental market but also provides convenient parking facilities, ensuring ease of access for both owners and visitors. Its prime location near the M6 link road enhances connectivity, making it an attractive choice for those looking to explore the wider region. With the Golden Ball Hotel right next door, your residents will be able to enjoy dinner with a view.

This property is perfect for those seeking a lucrative investment in a sought-after holiday spot, where the charm of Morecambe meets the tranquillity of the river bank. Whether you are looking to expand your property portfolio or embark on a new venture in the holiday rental market, these cottages on Lancaster Road is a splendid choice. Embrace the opportunity to own a piece of this beautiful location!





## All Studios

### Porch

UPVC stable door in porch, emergency light, dado rail, laminate flooring and door to studio.

### Studio Space / Living Area

UPVC window, loft access, emergency light, smoke alarm, spotlights, 3 x wall lights, dado rail, television point, laminate floor, stairs to open plan lounge area.

### Lounge Area

Spotlights, thermostat, 3 x wall lights, television point, door to shower room and storage cupboard.

### Shower Room

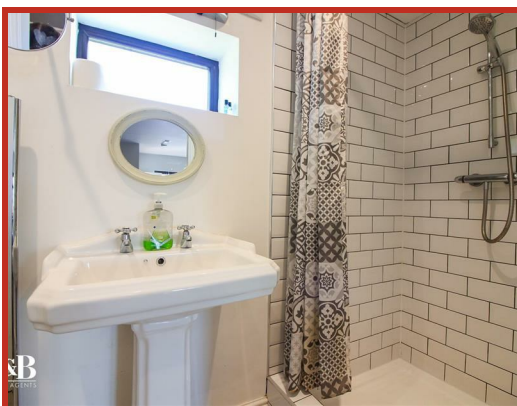
UPVC window, dual flush WC, pedestal wash basin with traditional taps, direct feed mixer shower with tiled surround, extractor fan, heated towel rail, spotlights.

### Storage Cupboard

UPVC window and water tank, main boiler located in Studio 5.

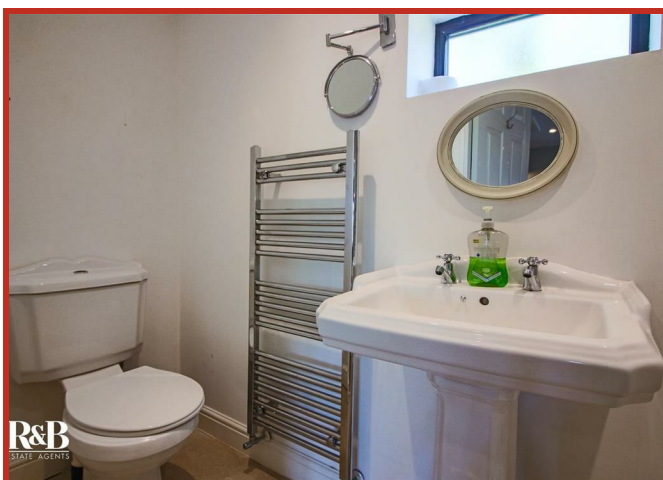
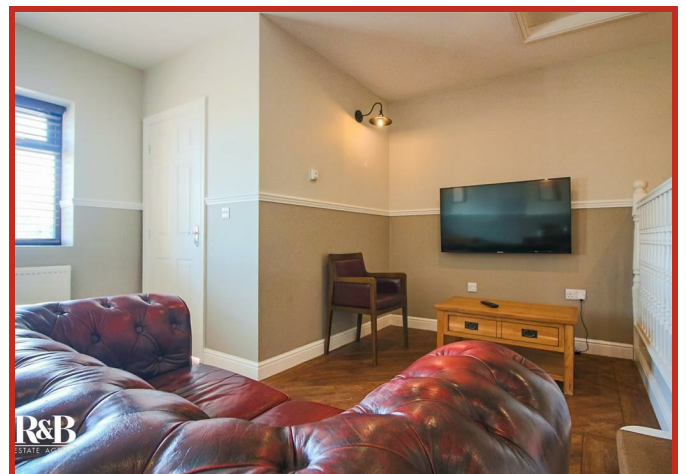
### External

Paved area, parking for 10, disabled access to studio one.

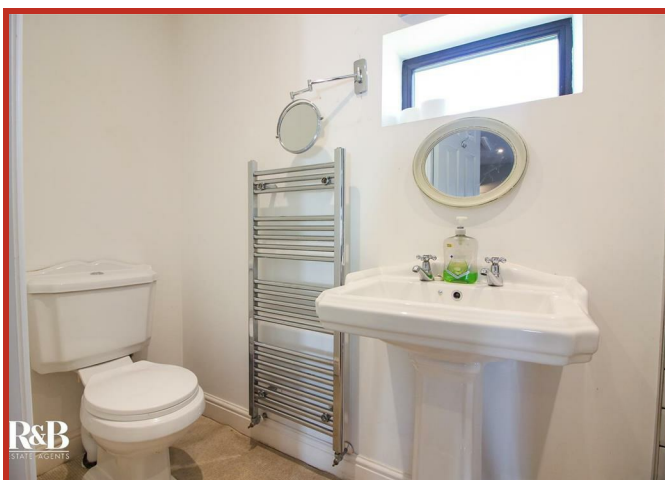
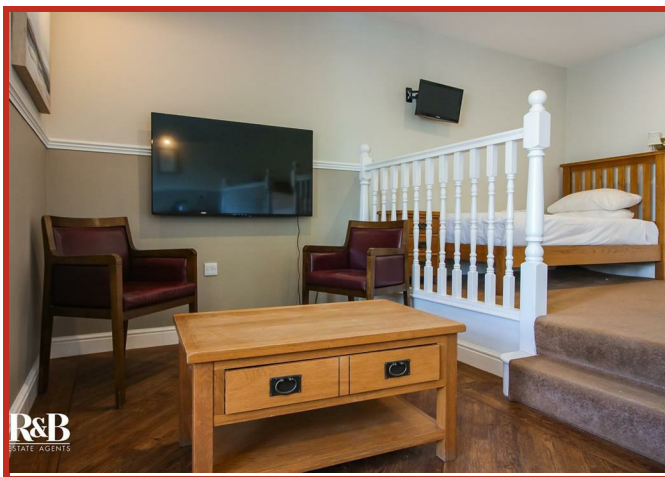
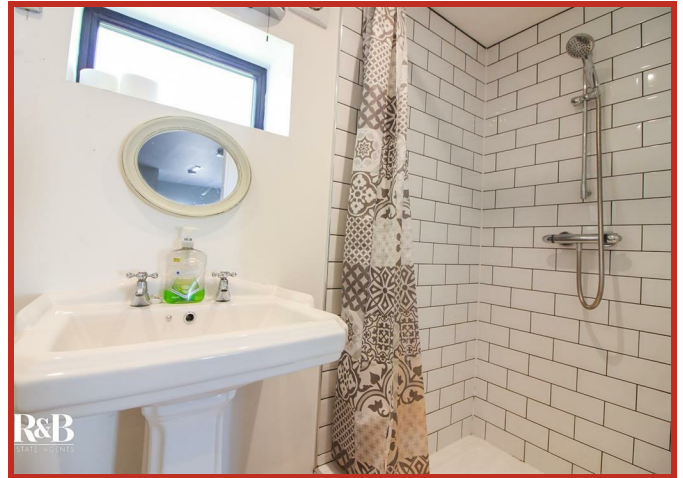


# Riversedge Cottages

Lancaster Road, Heaton-with-Oxcliffe, Morecambe,  
LA2 9FD



# Riversedge Cottages Lancaster Road, Heaton- with-Oxcliffe, Morecambe, LA2 2EP



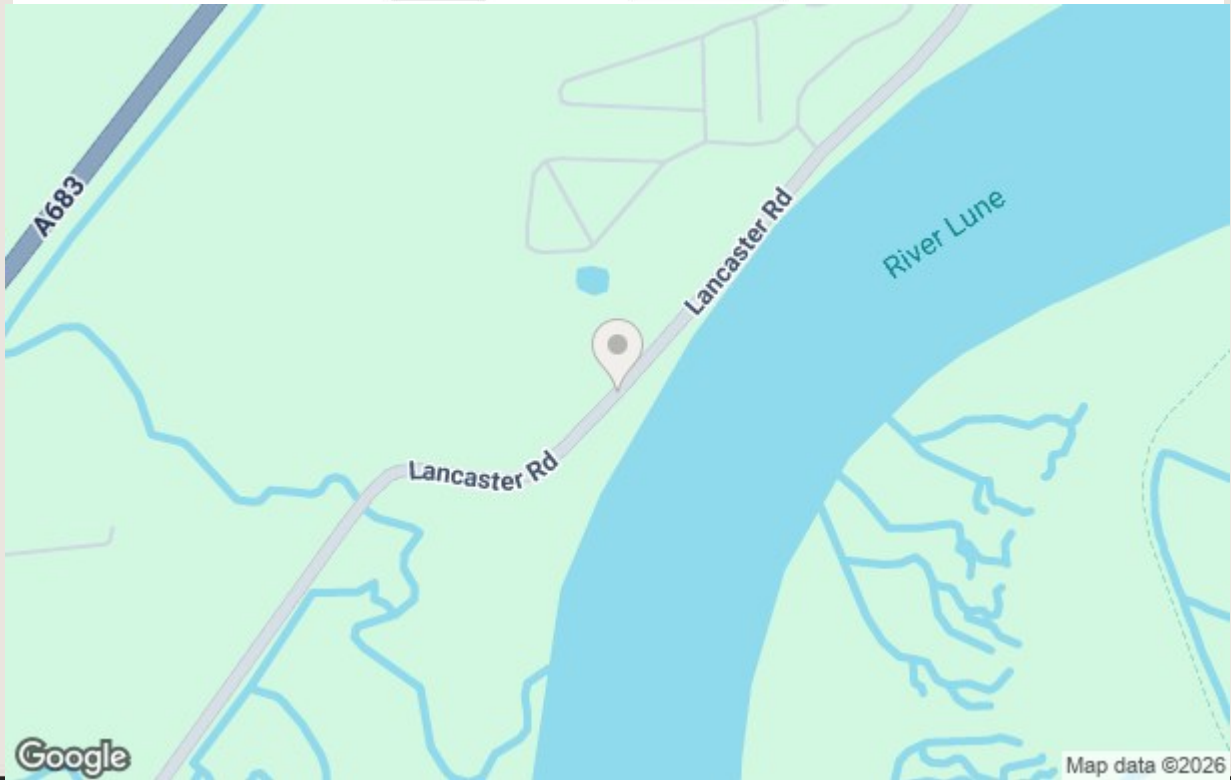
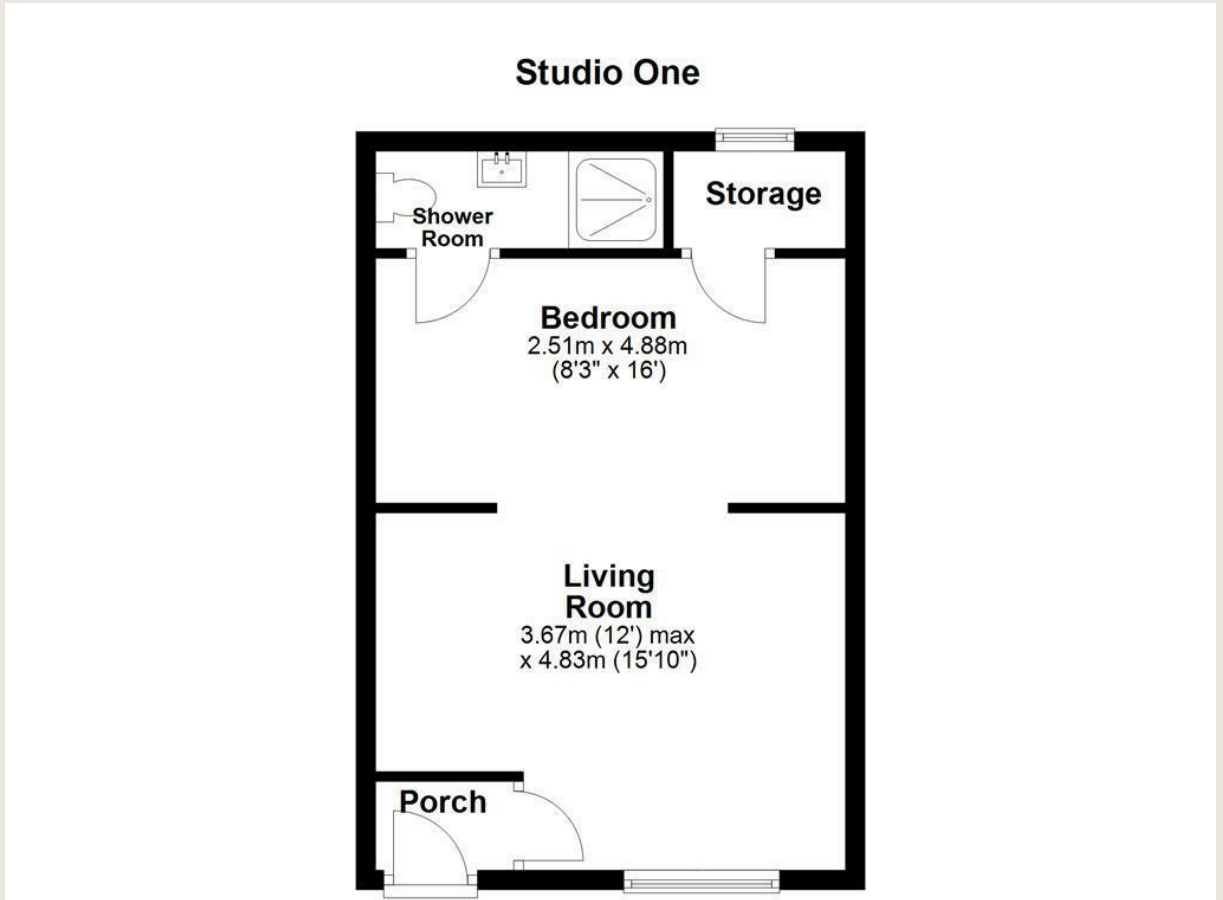
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# Take a nosey round



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (65-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| 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) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (65-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |