



Flat 40, Elms Hall Elms  
Road, Bare, Morecambe,  
T.A4 6DD

Elms Hall, Elms Road, Bare, Morecambe

## *The property at a glance*

2  2  2 

- Deceptively Spacious Top Floor Apartment For Over 55's
- Originally purchased off plan as two apartments made into one
- Impressive Kitchen / Living Space
- Two Bedrooms, Walk-in Wardrobe
- Bathroom & En-Suite
- Two allocated parking spaces
- Bare Village Location, Short Walk To Seafront
- Tenure: Leasehold
- Property Banding: E
- EPC: TBC

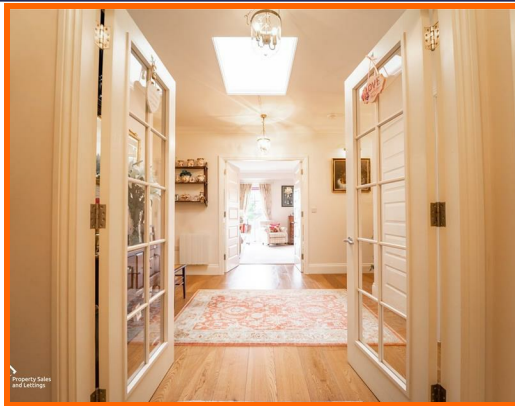


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# £465,000

# Get to know the property

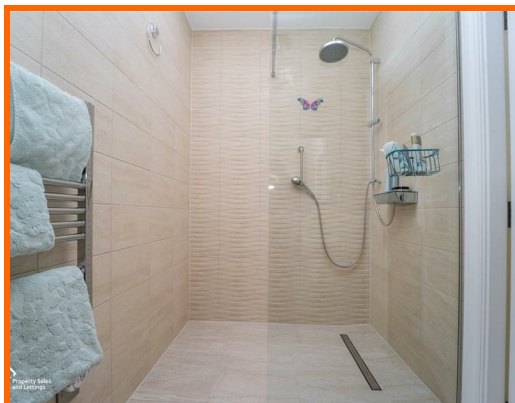


Welcome to this splendid apartment located on Elms Road in the charming village of Bare, Morecambe. This property is the largest in its complex, originally purchased off plan as two apartments made into one, offering a generous living space that is perfect for those seeking comfort and style. With two well-proportioned bedrooms and two bathrooms, including a convenient en-suite, this apartment is ideal for those looking for secure apartment living without compromising the space.

The heart of the home features a 'Siematic' kitchen that seamlessly flows into the living area, creating an inviting space for relaxation and entertaining. The lounge area is bright and airy, providing a delightful spot to unwind. The apartment boasts lovely inland views, adding to its appeal and providing a serene backdrop to your daily life.

Situated in the picturesque village of Bare, this property is just a short distance from the seafront, allowing you to enjoy the beautiful coastal scenery and leisurely walks along the promenade. The location offers a perfect blend of village charm and accessibility, making it an excellent choice for those who appreciate both tranquillity and convenience.

Offered with no chain delay, this apartment presents a fantastic opportunity for buyers looking to move in





**Swiftly, Whether you** are a first-time buyer, a downsizer, or seeking a rental investment, this property is sure to impress. Electric radiator, storage cupboard, double glazed French doors lead to Hall, wood effect laminate floor.

### Hallway

Coving, electric wall heater, wall lights, storage cupboard doors leading to WC, reception room one, kitchen, bedroom one, bedroom two, and main bathroom, wood effect laminate floor.

### Reception Room 1

UPVC double glazed leaded windows x 2, electric heater, coving, ceiling rose, chandelier, electric live effect fire with marble surround, wood effect laminate floor, electric blinds.

### Open Place Kitchen / Living Room

UPVC double glazed leaded doors leading to Juliet balcony, two electric room heaters, coving, ceiling rose, chandelier, 7x Spotlights, Siematic Kitchen with shaker style wall and base units, granite worktops, glass splash back, 5 five ring 'Range Master' induction hob, sink with mixer tap, Island with wine cooler, plumbing for dishwasher, built in fridge freezer wood effect laminate floor, door leading to utility, smoke alarm.

### Utility Room

Loft access, panelled in line wall and base units, laminate worktop, single stainless steel sink with mixer tap, plumbing for washing machine. Space for dryer, hot water cylinder, wood effect laminate floor.

### En-Suite

Wood single glazed frosted window, fully tiled walls, electric towel radiator, wall mounted sink with mixer tap, dual flush WC, walk-in direct feed with rainfall shower, tiled floor, en-suite, wood single glazed frosted window, fully tiled walls, wall mounted sink with mixer tap, dual flush WC, walk-in direct feed rainfall shower, panelled bath with mixer tap, rinse head and tiled floor.

### Bedroom One

UPVC double glazed leaded doors to Juliet balcony, coving, two chandeliers, electric heater, open to closet area and built in wardrobe, door leading to en-suite.

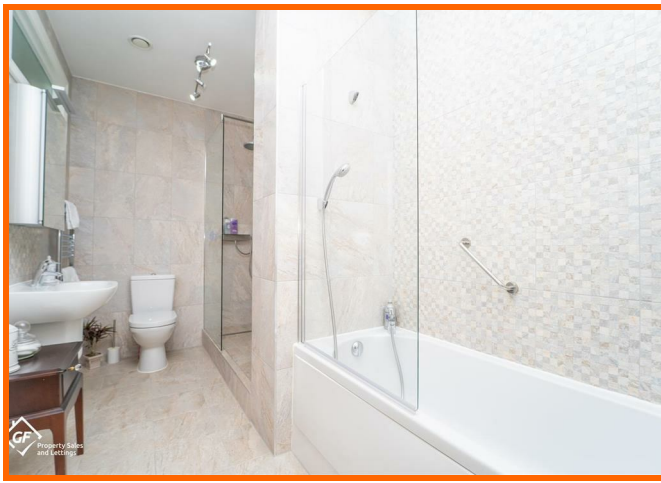
### Bedroom Two

UPVC double glazed leaded window, coving, electric heater.

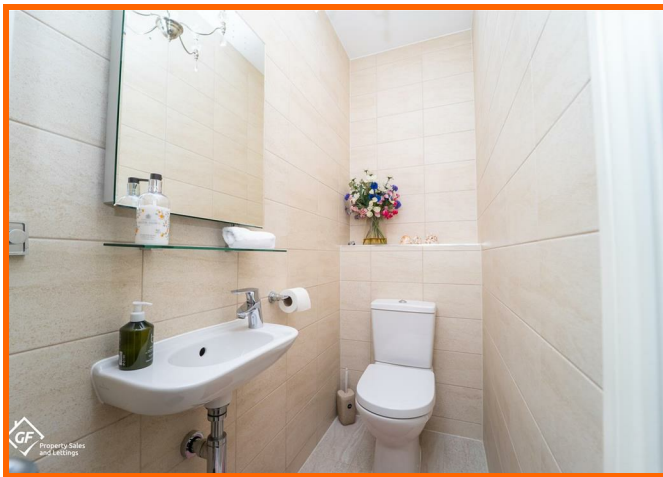
### Allocated Parking Space



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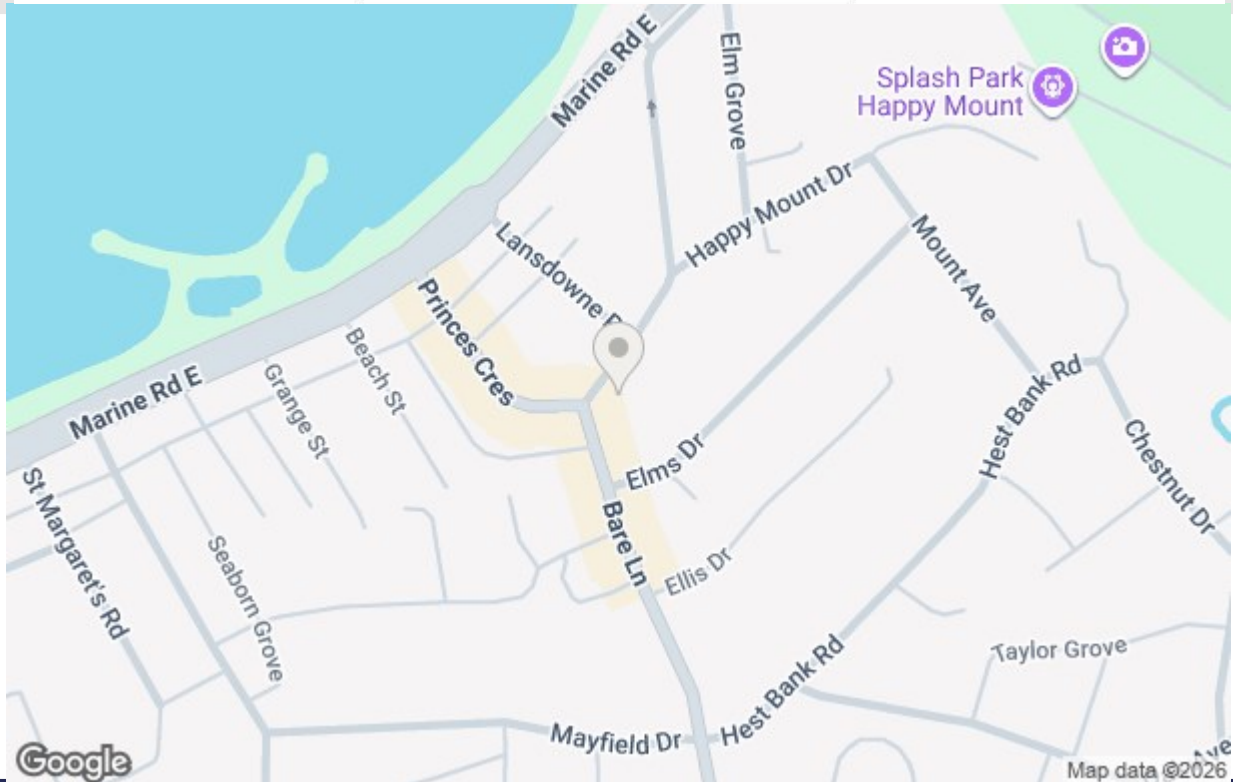
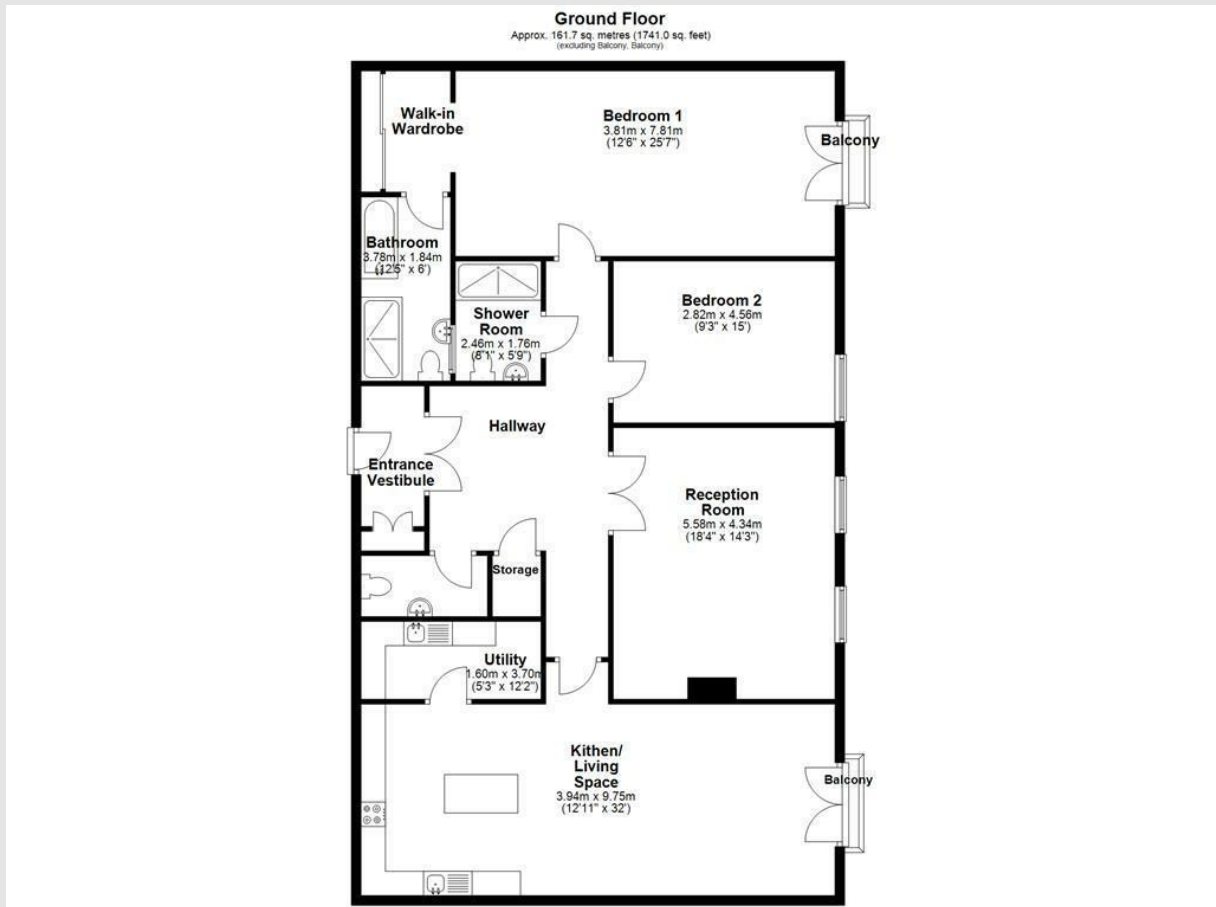
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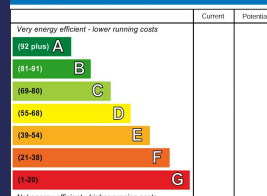
# Take a nosey round



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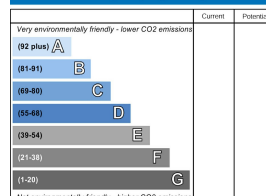
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**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC