



Flat 22 Elms Road, Morecambe,  
LA4 6DD

Flat 22 Elms Road, , Morecambe

## *The property at a glance*

2  2  1 

- Mid Floor Flat
- Two Bedrooms
- Open Plan Living
- Two Bathrooms
- Parking in Secure Car Park
- Lift Access
- Leasehold
- Council Tax Band: C
- EPC Rating: TBC



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £220,000

# Get to know the property



Nestled in the heart of Bare, Morecambe, this delightful flat on Elms Road offers a perfect blend of comfort and convenience. This gated complex is for the over 55's, in an ideal location with the stunning sea front only minutes away. Offered with no chain delay!

The open-plan living area is a standout feature, providing a spacious lounge that seamlessly connects to the kitchen. This design not only enhances the flow of natural light but also creates an inviting atmosphere for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, including a master suite with an en suite bathroom, ensuring ample facilities for residents and visitors alike.

For those who value security and ease of access, the property includes secure underground parking for one vehicle and lift access, making it suitable for all ages. The location is particularly advantageous, only a 5 minute walk into the vibrant community of Bare, with excellent transport links via train and bus which connect you to the wider Morecambe area and beyond.

Externally, there is drive-in access to the ground floor carpark with further visitors parking located to the front of the building. Furthermore, there are two pedestrian access gates which all have secure codes to enter. With its modern amenities and prime location, it is a property not to be missed!

## Ground Floor

### Communal Hall

Communal entrance door, lift and stairs to all floors.

### First Floor

#### Hall

16'1 x 5'9

Entrance door, electric radiator, smoke alarm, coving, intercom and doors to open plan living, two bedrooms and bathroom.



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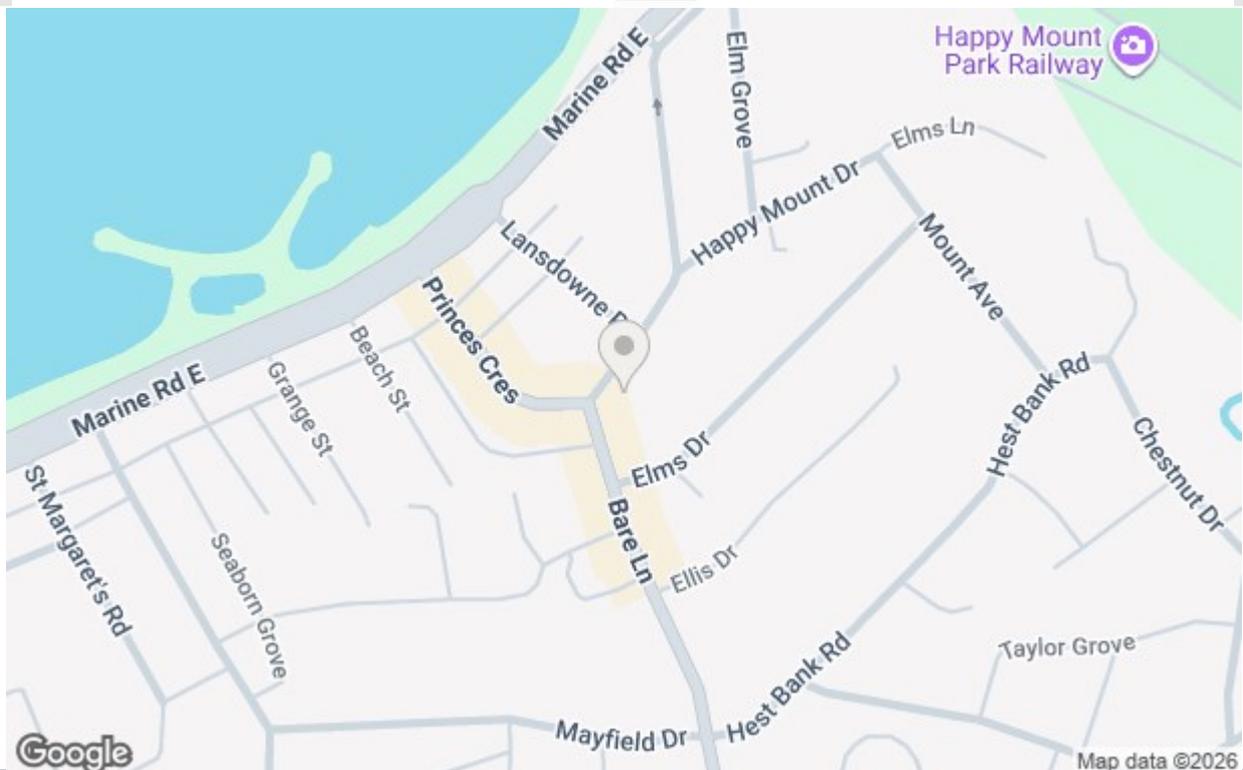
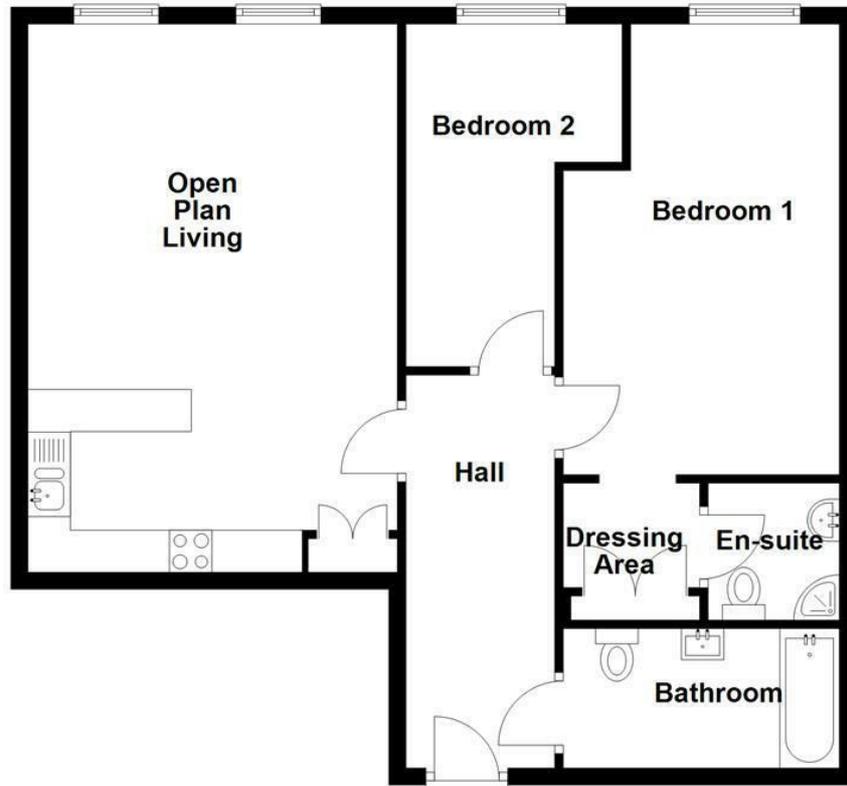
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# Take a nosey round

Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	85		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	(92 plus) A		
(81-91) B	(81-91) B		
(69-80) C	(69-80) C		
(55-68) D	(55-68) D		
(39-54) E	(39-54) E		
(21-38) F	(21-38) F		
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC