



2a Sulby Grove, Morecambe,  
LA4 6HD

2a Sulby Grove, , Morecambe

## *The property at a glance*

2  1  1 

- Available Now
- Two Bedroom First Floor Apartment
- Spacious Living throughout
- Two double Bedrooms
- Bathroom with Shower Only
- Rear Garden
- Outside Storage Cupboard
- Fitted Kitchen with Dishwasher
- EPC Rating C
- Council Tax Band A



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# £895

# *Get to know the property*



Welcome to this charming apartment located in the desirable area of Sulby Grove, Morecambe. This delightful property features a well-proportioned reception room, perfect for relaxing or entertaining guests. The apartment boasts two comfortable bedrooms, providing ample space for a small family or individuals seeking a peaceful retreat.

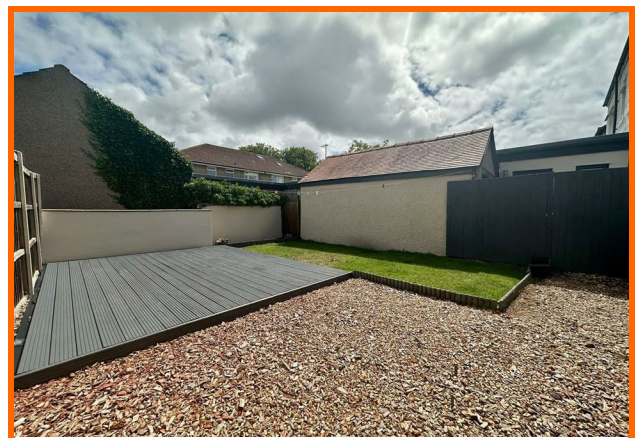
The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines. This apartment offers a wonderful opportunity for those looking to enjoy the vibrant coastal lifestyle that Morecambe has to offer. With its close proximity to local amenities, parks, and the stunning seafront, residents can easily take advantage of the beautiful surroundings.

Do not miss the chance to make this lovely apartment your new home.





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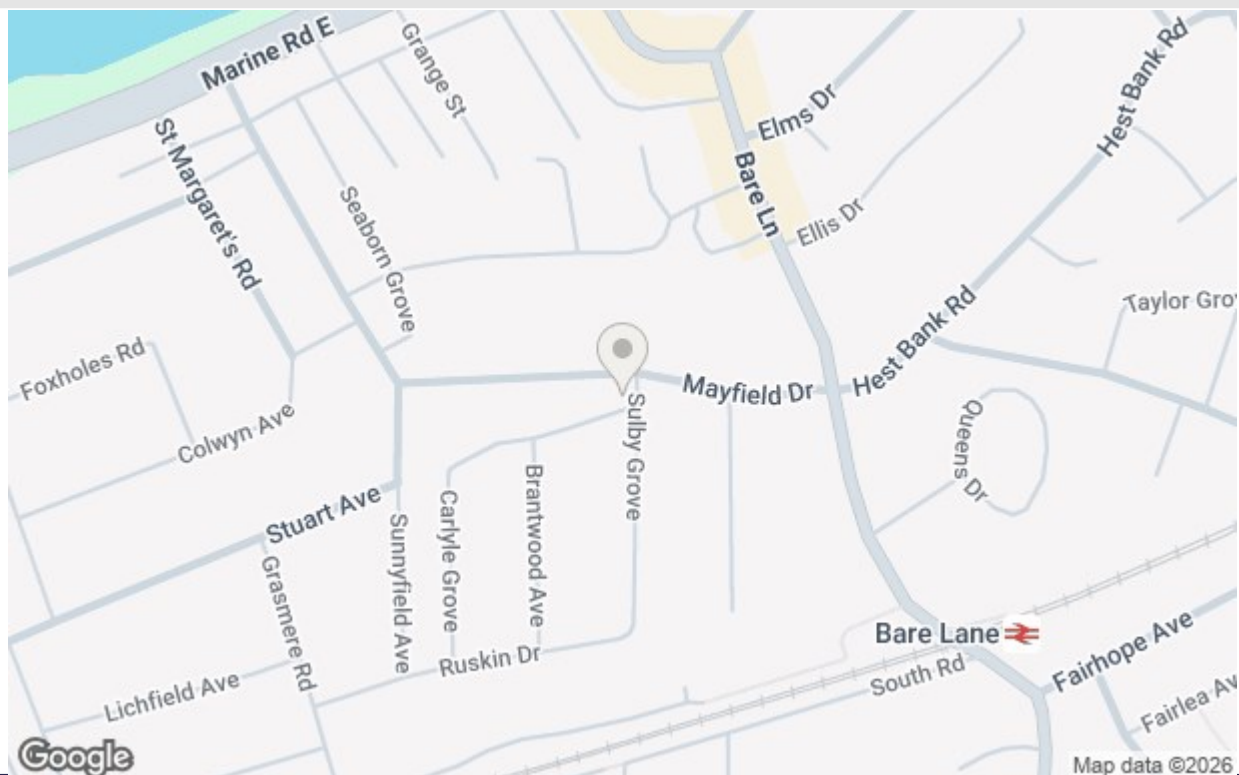
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-28) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-28) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |