





### **Inside The Home**

This second-floor flat offers fantastic potential for an investor or first-time buyer looking for a project to create their own unique space. Entry is via a wooden front door leading straight into the hallway, with all accommodation conveniently arranged on one level. The property comprises a spacious lounge with access to a quaint balcony, perfect for placing plants or chairs and enjoying the surrounding views. There is a double bedroom and a single bedroom, providing flexible living space, alongside a kitchen and a bathroom fitted with a three-piece suite.

The flat represents an exciting opportunity to transform the property into a stylish, contemporary home or a high-yield rental investment. With a little vision and effort, this flat could be transformed into a fantastic city pad or first-home starter property.

### **Let's Take A Closer Look At The Area**

Close to Heysham Village is steeped in history. Nearby Heysham Head is a sandstone coastal headland most notable for harbouring the ruins of St Patrick's Chapel. The beautiful St Peter's Church stands close by too, its churchyard commanding one of the best views in the country across the Bay. Next door is the small, peaceful relaxing Glebe Garden. The village has a number of popular cafe's as well as the popular Royal Pub, a popular cricket club and is close to schools, a health centre, a large co-op and the village post office. Access to junction 34 of the M6 is easy via the Bay Gateway meaning this could be the perfect retreat for the working professional and the Gateway can get you easily on track for a trip into the Trough of Bowland, the Lune Valley or the farther afield Lake District or Yorkshire Dales. Heysham really does have one of the best sunsets in the country and it is right on your doorstep.

### **Let's Step Outside**

The flat benefits from one allocated car parking space in the residents car park to the rear of the complex.

### **Services**

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

### **Tenure**

The property is Leasehold with a term of 999 years and 950 years remaining. Title number: LAN313. The annual ground rent for this apartment is £16.

### **Council Tax Band**

This home is Band A under Lancaster City Council.

### **Viewings**

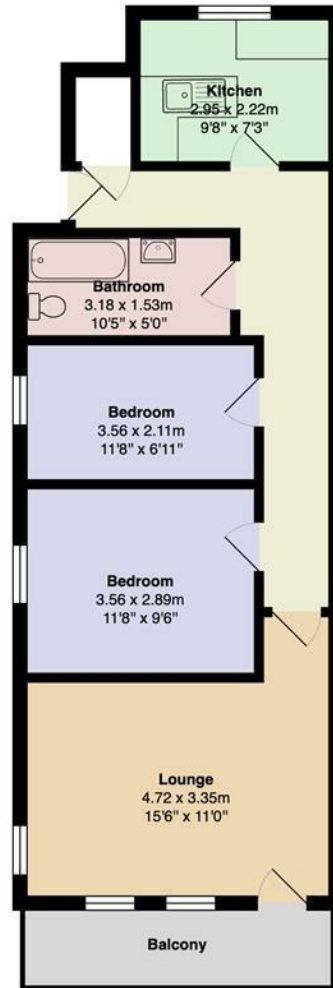
Strictly by appointment via Houseclub Estate Agency.

### **Energy Performance Certificate**

View online or for more information contact our office for details.







Total Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D	61	73
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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