



Flat 53, Lakeland House  
Marine Road East,  
Morecambe LA4 6AY

Flat 53, Lakeland House, Marine Road East, Morecambe

## *The property at a glance*



- Sixth Floor Apartment
- Beautiful Inland Views
- Spacious Lounge/ Dining Area
- One Double Bedroom
- Village Location
- Tenure: Leasehold
- Property Band: C
- EPC: C

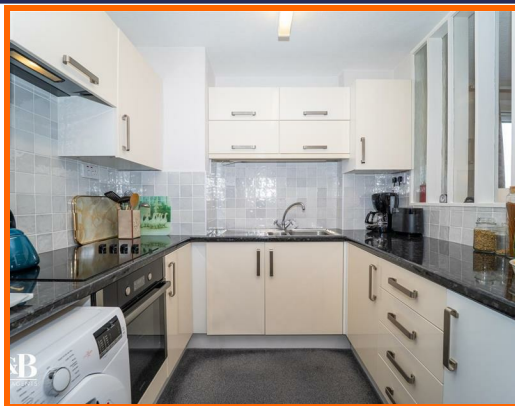


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# £85,000

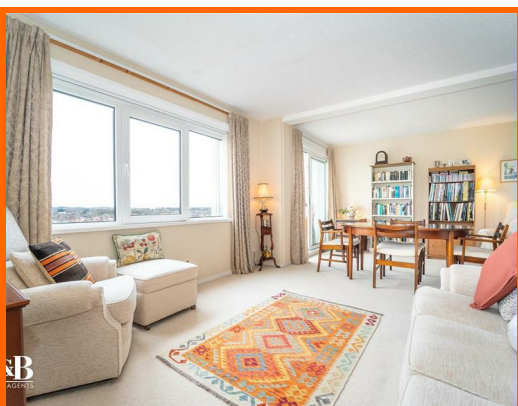
# Get to know the property



Located in the charming village of Bare off Marine Road East, Morecambe, this delightful sixth-floor apartment offers a perfect blend of comfort and stunning views. Spanning an impressive 624 square feet, the property features a spacious living and dining room, ideal for both relaxation and entertaining.

The apartment boasts one well-proportioned bedroom, providing a serene retreat, and a modern bathroom that caters to all your needs. One of the standout features of this home is the enclosed balcony, where you can enjoy beautiful inland views, making it a perfect spot for morning coffee or evening relaxation.

This apartment is not just a home; it is a lifestyle choice, offering a peaceful setting while still being close to local amenities. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy coastal living in a vibrant community. Don't miss the chance to make this lovely apartment your own.





### Entrance hall

Access via communal hallway, under floor heating control, intercom allowing access to building, doors to living room, kitchen, bedroom and shower room.

### Living Room

Two UPVC windows, heat detector, underfloor heating controls, TV point and sliding door to balcony.

### Kitchen

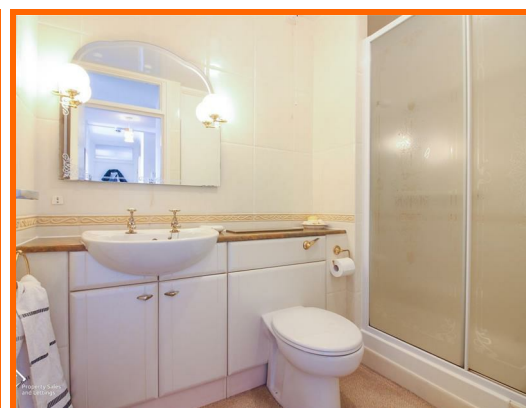
Mix of high gloss wall and base units with Quartz worktops, oven with four ring electric hob, extractor fan, one and a half bowl sink with mixer tap, tiled splashback, space for washing machine and fridge/freezer, glass panels over looking living room, doors to living room and hallway.

### Bedroom One

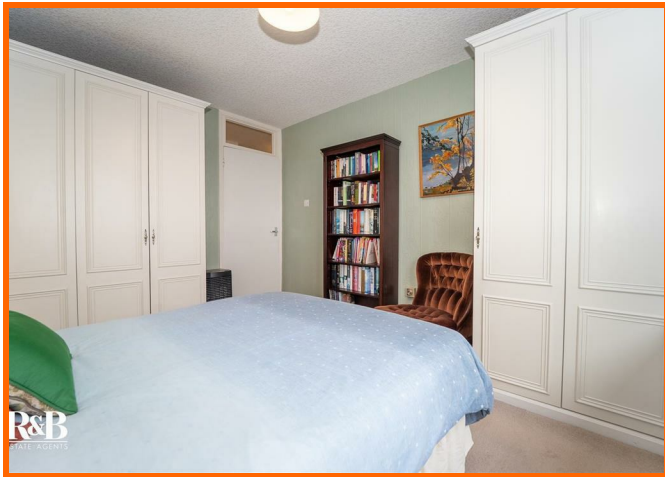
UPVC window, underfloor heating control and built in wardrobes.

### Bathroom

Low flush WC in unit, vanity wash basin in unit with traditional taps, shower cubicle with electric shower, fully tiled surround, extractor fan and wall mounted mirror with two wall lights.



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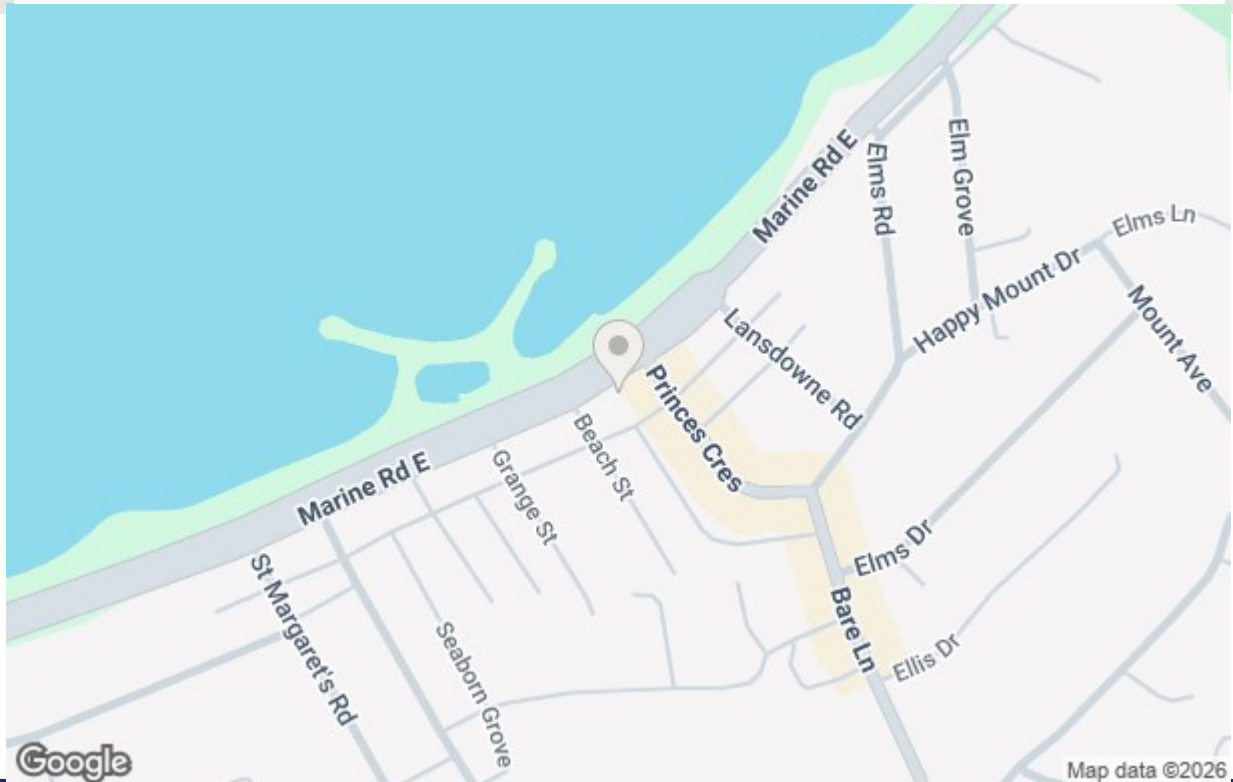
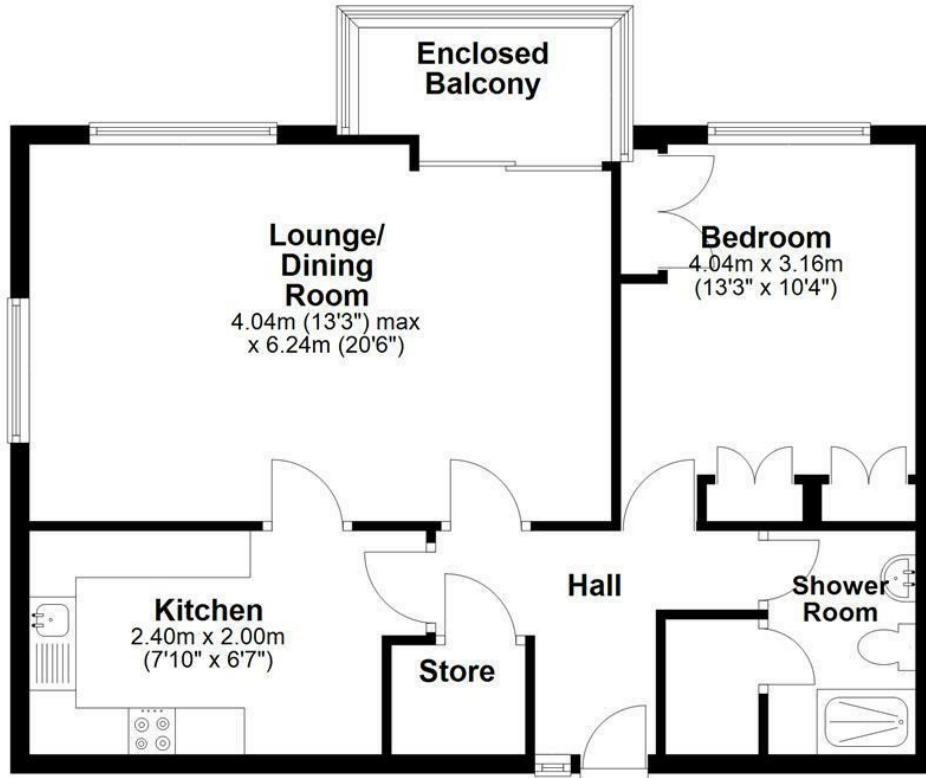
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# Take a nosey round

## Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC