



**R&B**  
ESTATE AGENTS

34 Severn Court, Morecambe, LA3  
3ST

34, Severn Court, Morecambe

## The property at a glance 2 1 1

- Spacious First Floor Apartment
- Two Bedrooms
- Open Plan Kitchen / Reception Room
- Three Piece Shower Room
- Allocated Parking
- Easy Access to M6 Link Road
- Tenure: Leasehold
- Property Band: A
- EPC: D

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01524 889000  
[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)  
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**£120,000**

# Get to know the property



Welcome to this charming two-bedroom apartment located at Severn Court, Morecambe. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

As you enter the property, you are greeted by a lovely reception room that seamlessly opens into a well-appointed kitchen. This open-plan design creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The apartment features two good sized bedrooms, providing ample room for relaxation and rest. Each bedroom is designed to offer comfort and privacy, making it easy to unwind after a long day. The well-designed shower room is conveniently located, ensuring that all essential amenities are within easy reach.

One of the standout features of this property is the included parking space, a valuable asset in this bustling area. This added convenience allows for easy access to your vehicle, making daily commutes and weekend outings a breeze.

Situated in Morecambe, this apartment benefits from a vibrant community atmosphere, with local shops, schools, and parks just a short distance away. The stunning coastline is also nearby, offering picturesque views and opportunities for leisurely strolls along the seafront.

In summary, this two-bedroom apartment in Severn Court is a wonderful opportunity for those seeking a modern and comfortable living space in a prime location. With its open-plan layout, convenient parking, and proximity to local amenities, this property is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this lovely flat your new home.

For further information, please contact the office at your earliest convenience.





## Entrance

UPVC double glazed door, coving, electric storage heater, stairs to first floor.

## Reception Room

UPVC double glazed window, electric storage heater, coving, opening to kitchen.

## Kitchen

UPVC double glazed window, electric storage heater, range of wall, drawer and base units, stainless steel sink with mixer tap, 4 ring electric hob, electric oven, extractor hood, tiled splash back, plumbing for washing machine , space for fridge freezer, lino floor.

## Landing

Coving, smoke alarm, hot water cylinder cupboard, stairs to ground floor, doors to reception room, bedrooms 1,2 and bathroom.

## Bathroom

UPVC double glazed window, extractor, tiled walls, electric heater, low rise WC, wall mounted sink with traditional taps, electric walk-in shower, lino.

## Bedroom 1

UPVC double glazed window, electric storage hater, loft access.

## Bedroom 2

UPVC double glazed window, electric storage heater.

## Allocated Parking Space

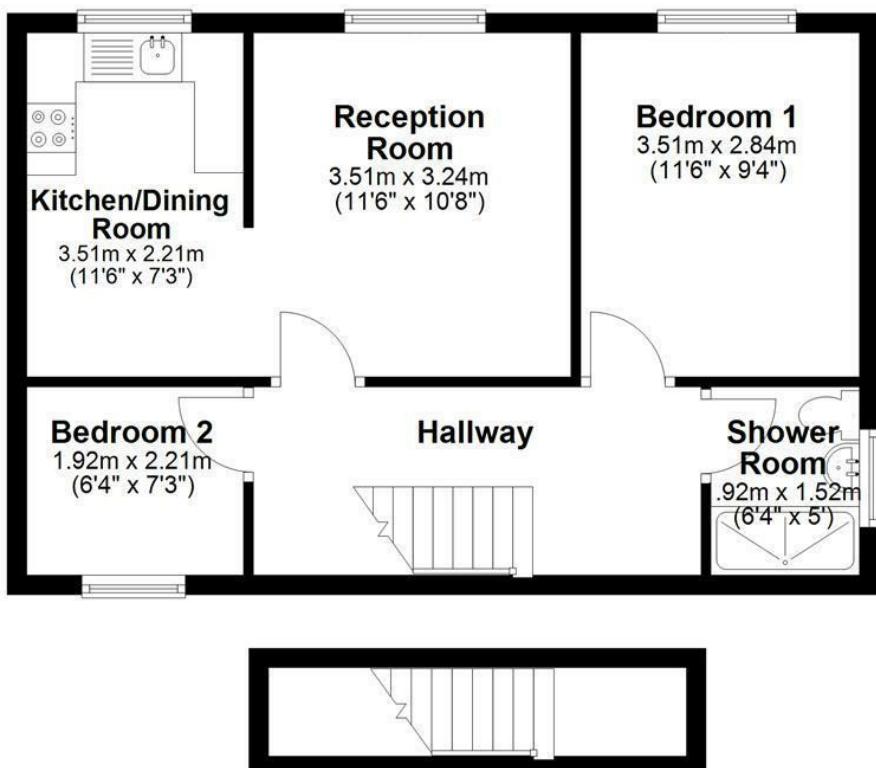


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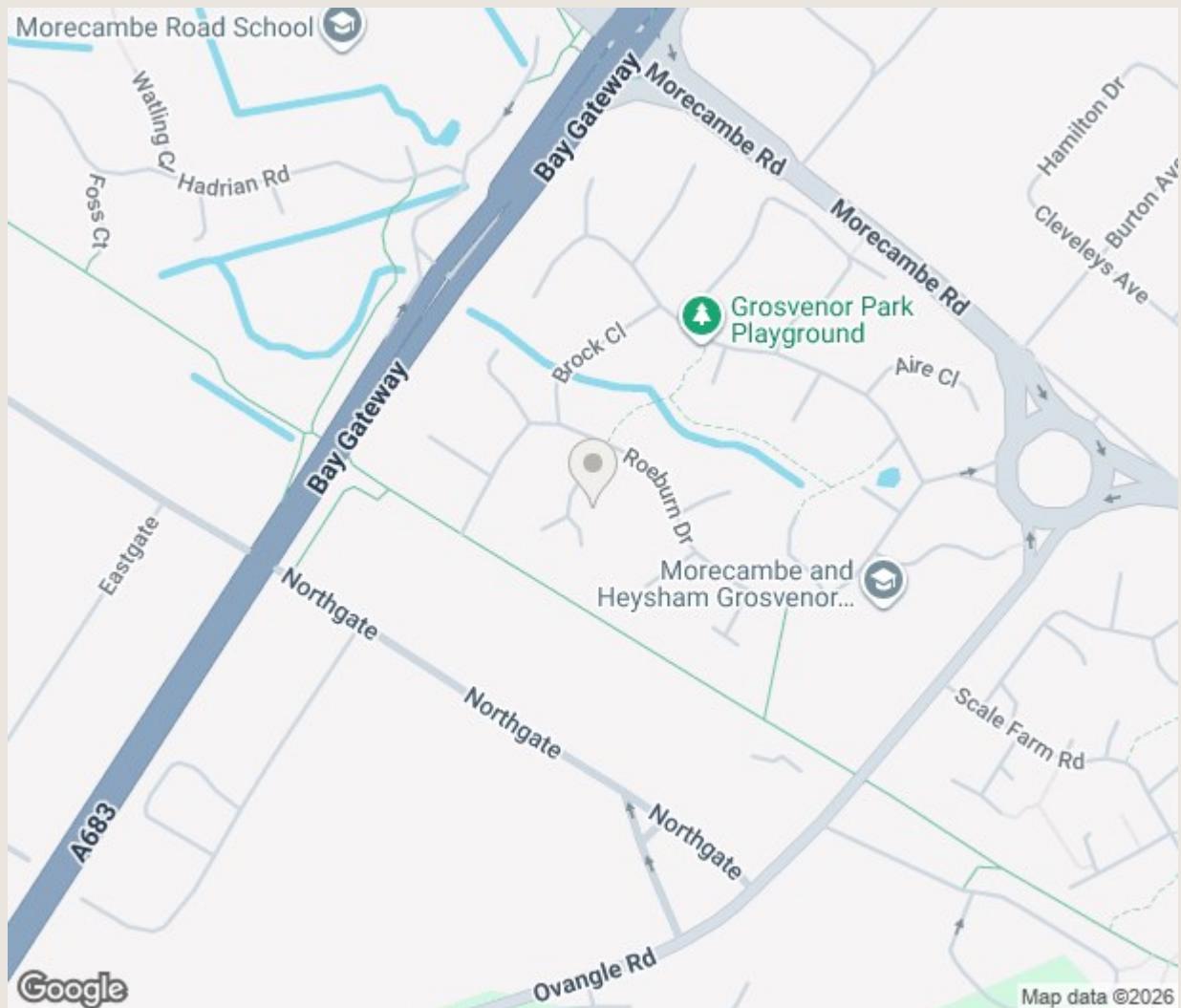


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**Ground Floor**



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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		
(21-38) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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