



VIRTUAL STAGING



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Inside The Home

This two bedroom apartment feels bright, fresh and immaculately presented throughout, with a layout that's both practical and easy to enjoy day to day. A welcoming entrance hall leads through to all rooms, with handy built-in storage keeping things clutter-free. The open-plan living space is a real highlight, it is light filled and inviting, with large windows and double doors opening to a Juliet balcony. From here, the views are simply stunning. These are full, uninterrupted sea views across the bay, not just a glimpse perfect for watching the sun rise with a morning coffee or winding down as it sets in the evening. It's a space that really captures the feel of relaxed coastal living. The kitchen sits neatly alongside, finished with modern units, integrated appliances and plenty of worktop space. Both bedrooms are comfortable doubles, with the main bedroom enjoying those same incredible sea view, waking up here is something special. It also benefits from fitted wardrobes and a modern en-suite shower room. The second bedroom is ideal for guests, or equally suited as a home office or dressing room. A stylish main bathroom completes the space, finished in a clean, modern design.

Throughout, the apartment has clearly been well cared for, offering a move-in ready home in excellent condition. This is a beautiful seaside apartment in a sought-after location perfect as a main home, a lock-up-and-leave, or a peaceful coastal retreat.

Let's Take A Closer Look At The Area

Located in the vibrant seaside town of Morecambe, this busy community caters for all. With the breath-taking Morecambe Promenade on its doorstep, enjoy countless hours walking the coastline soaking up the spectacular scenery surrounding this remarkable property. Situated in a highly accessible area with the M6 bay gateway less than a 10 minute driveway away, bus stops within easy walking distance providing access in around area as well as further a field, and the Lake District and Yorkshire Dales National Park an approximate 40 minute drive away. For those with a family seeking excellent local schooling, this property is within the catchment area for both Lancaster boys and girls grammar schools. This incredible business caters for all.

Let's Step Outside

The apartment benefits from an allocated parking space in the underground apartment complex car park.

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. Title number: LAN226745 . 999 years from 05/09/2019, ground rent £0 and service charge circa £2,068 per annum.

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

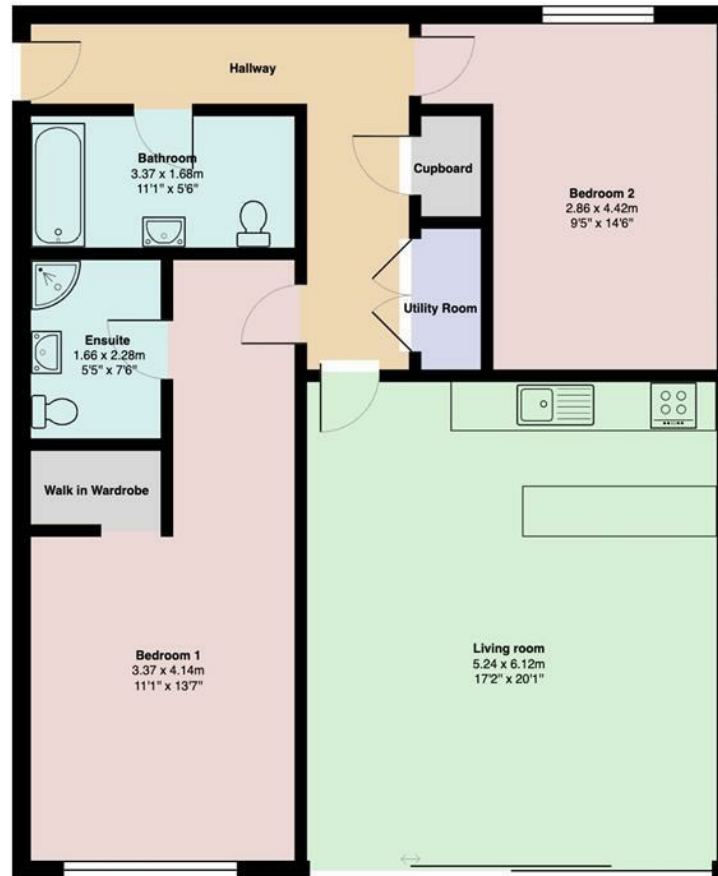
Energy Performance Certificate

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

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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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

Your Award Winning Houseclub

