



**Stunning 2 Bedroom Apartment
Located In Morecambe**

Jennings
estate agents

Braemar Court

Morecambe

LA4 5YB



Asking price £145,000

Welcome to this charming apartment located in the desirable area of Braemar Court, Morecambe. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a convenient and pleasant home. The property also offers a great buy to let opportunity.

Spanning an impressive 710 square feet, the flat features a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The shower room is well-appointed, ensuring that your daily routines are both comfortable and efficient. The apartment also benefits from a large loft space, ideal for those seeking extra space.

Situated in Morecambe, this apartment benefits from a vibrant community and is within easy reach of local amenities, including shops, parks, and transport links. The area is known for its stunning coastal views and pleasant walks along the promenade, making it an ideal location for those who appreciate the beauty of nature.

This property presents an excellent opportunity for anyone looking to settle in a welcoming environment. With its practical layout and prime location, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own.

Hall

Entrance door and a radiator.

Lounge

17'1" x 11'11"

Wooden fire with a surround and tiled hearth. Double glazed uPVC window to the front and a double glazed uPVC door leading to the balcony. Two radiators and decorative coving to the ceiling.

Kitchen

10'9" x 6'6"

Fitted kitchen with a range of wall and base units incorporating: one and a half stainless steel sink unit, electric oven, four ring electric hob and an extractor fan. Space for a fridge and freezer. Double glazed uPVC window to the rear aspect. Radiator.

Master Bedroom

13'1" x 9'1" (+Wardrobes)

Double glazed uPVC window to the rear aspect. Fitted wardrobes and drawers. Radiator.

Bedroom Two

8'11" x 8'10"

Double glazed uPVC window to the front aspect. Fitted wardrobes and overhead storage. Radiator.

Shower Room

Modern three piece suite comprising; shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the side aspect. Radiator.

Utility Room

6'4" x 4'4"

Double glazed uPVC window to the side. Space for a washing machine and dryer. Fitted base units and a boiler.

Loft Space

21'2" x 10'4"

Eaves storage, radiator, power and light.

External

Communal gardens.

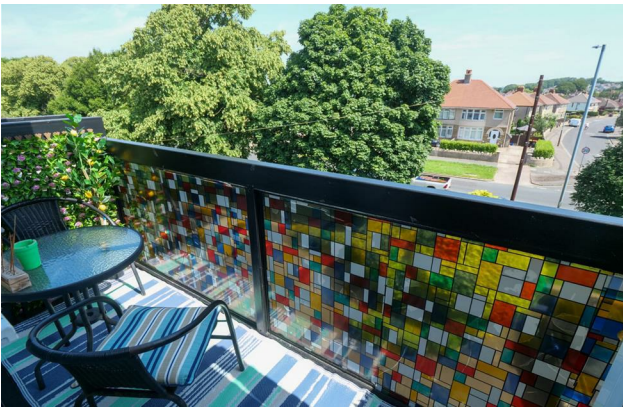
Single Garage

8'12" x 16'1"

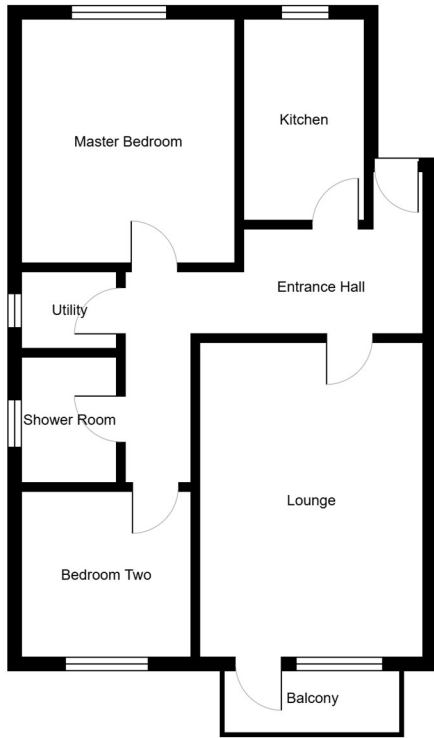
Up and over door.

Additional Information

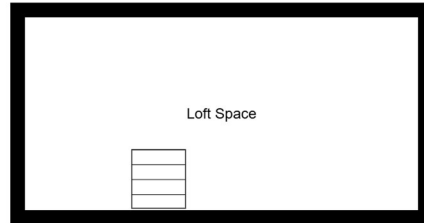
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Braemar Court, Morecambe, LA4 5YB



Second Floor



Third Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D
Council Tax Band: B

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