



12A, Elms Hall Elms Road,  
Bare, Morecambe, LA4

6DD

Elms Hall, Elms Road, Bare, Morecambe

## *The property at a glance*

2  2  1 

- Ground Floor Apartment For Over 55's
- Open Plan Living
- Two Bedrooms
- En-suite to master
- Modern Family bathroom
- Desirable Village Location - Amenities, Happy Mount Park, Seafront
- Outside decked area, Allocated Underground Parking Space
- Leasehold
- Council Tax Band C
- EPC - C



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £290,000

# Get to know the property



Nestled on Elms Road in the charming coastal town of Morecambe, this delightful apartment offers a perfect blend of comfort and modern living. The property features a lovely two-bedroom ground floor flat, ideal for individuals or small families seeking a welcoming home.

The main bedroom is a standout feature, complete with ample closet space and a convenient ensuite bathroom, providing a private retreat for relaxation. The second bathroom adds to the practicality of the flat, ensuring that all residents have their own space.

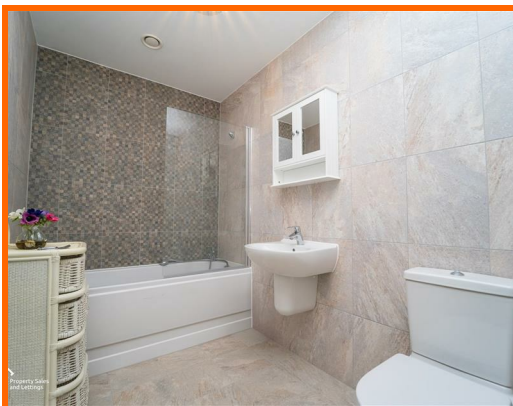
The bright reception room is designed with an open-plan layout that seamlessly connects to the kitchen, creating a warm and inviting atmosphere for both entertaining guests and enjoying quiet evenings at home. Natural light floods the space, enhancing the overall sense of openness and comfort.

Step outside to discover a charming outdoor decking area, perfect for alfresco dining or simply soaking up the sun on warm days. This outdoor space adds an extra dimension to the property, allowing for enjoyable moments in the fresh air.

With its appealing features and prime location, this apartment on Elms Road is a wonderful opportunity for those looking to embrace the relaxed lifestyle that Morecambe has to offer. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress.

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

\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\*





### Entrance Hall

5.16m x 2.11m (16'11 x 6'11)

Solid wood door, coving, smoke alarm, electric room heater. Doors leading to bathroom, utility, bedroom one, bedroom two and reception room leading through to Kitchen diner

### Utility

1.50m x 1.19m (4'11 x 3'11)

Double doors opening to Plumbing for washing machine and also houses hot water cylinder, vinyl floor.

### Bathroom

3.02m x 1.88m (9'11 x 6'2)

Electric room heater with electric towel radiator, fully tiled walls, extract fan, dual flush WC, wall mounted sink with mixer tap, panelled around bath with mixer tap and shower, tiled floor.

### Reception Room

5.16m x 4.24m (16'11 x 13'11)

UPVC double glaze leaded windows x2, electric room heater, coving, UPVC double glazed French doors lead to decking. Room also open to kitchen/ Diner.

### Kitchen/ Diner

4.24m x 2.41m (13'11 x 7'11)

UPVC double glaze window, electric room heater, smoke alarm, panelled in line wall and base units, laminate worktops, one and a half stainless sink with mixer tap, glass splashback, extractor fan, four ring electric hob, high-rise electric oven, built in microwave, space for fridge freezer with vinyl floor and open to reception room.

### Bedroom 1

3.02m x 2.36m (9'11 x 7'9)

UPVC double glazed window, electric room heater, built-in wardrobe, closet space door lead to ensuite and dressing area.

### En-suite

1.60m x 1.52m (5'3 x 5'0)

Electric room heater, extractor fan, full tile walls, dual flush WC, wall mounted sink with mixer tap and corner shower Direct feed, tiled floor.

### Bedroom 2

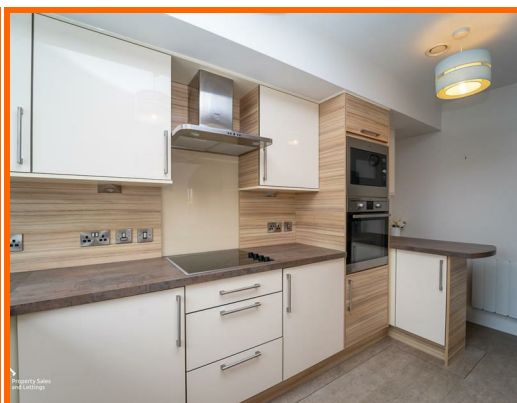
4.01m x 2.72m (13'2 x 8'11)

UPVC double glazed window, electric room heater.

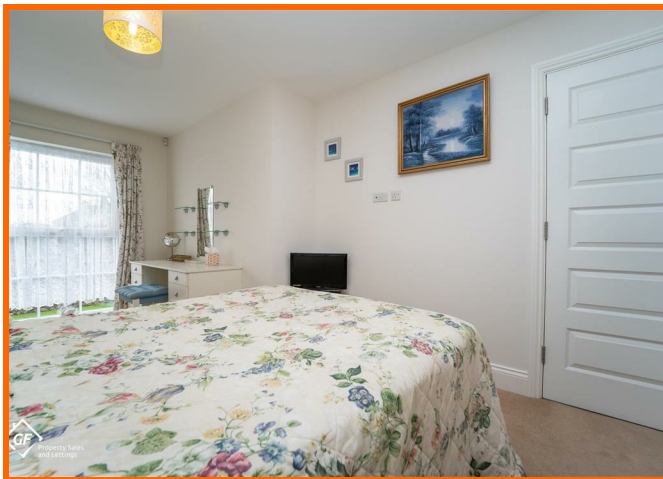
### External

Decking Area

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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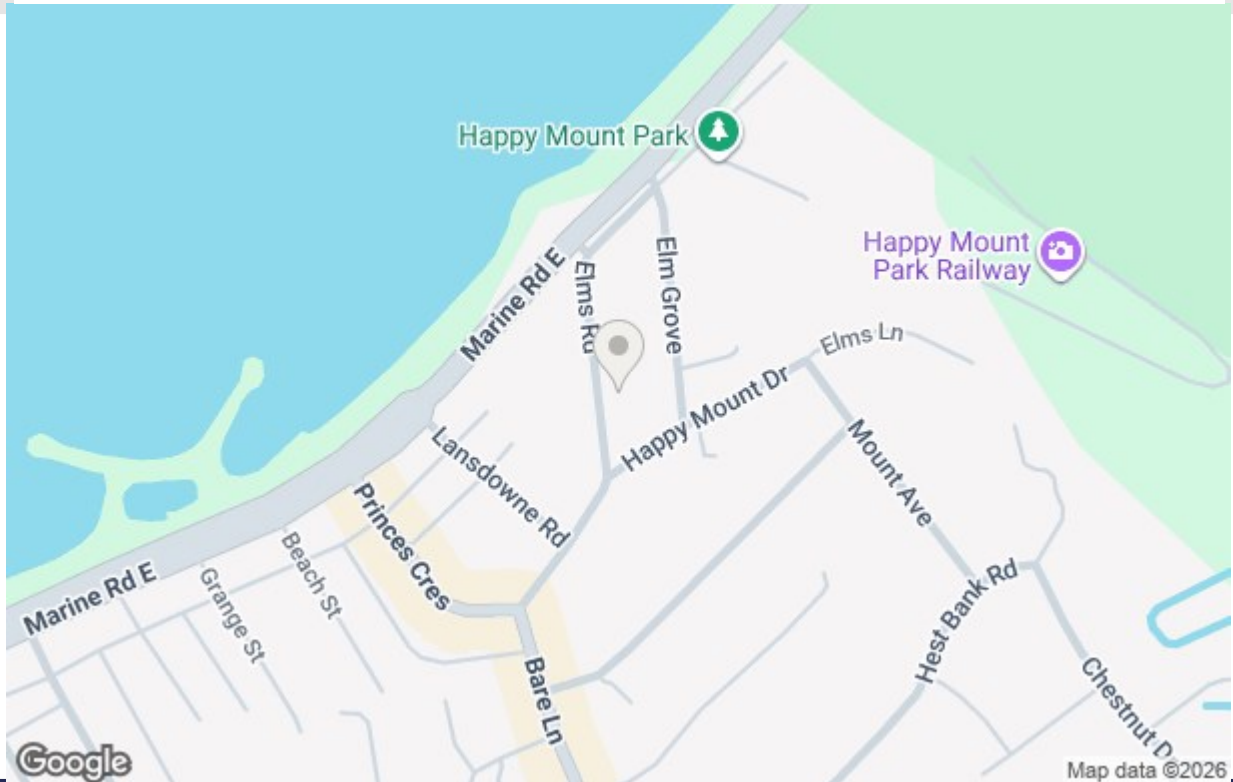
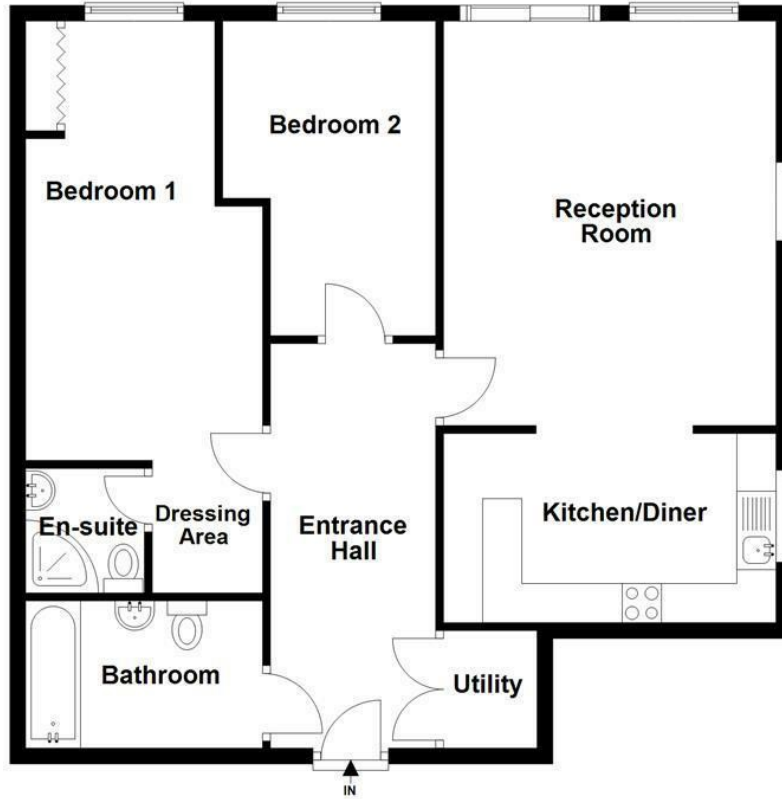
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# Take a nosey round

Ground Floor



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[gfproperty.co.uk](http://gfproperty.co.uk)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(65-80) <b>C</b>				(65-80) <b>C</b>			
(55-64) <b>D</b>				(55-64) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		73	82				