

Flat 22, Elms Hall Elms Road, Morecambe

Morecambe

£199,950





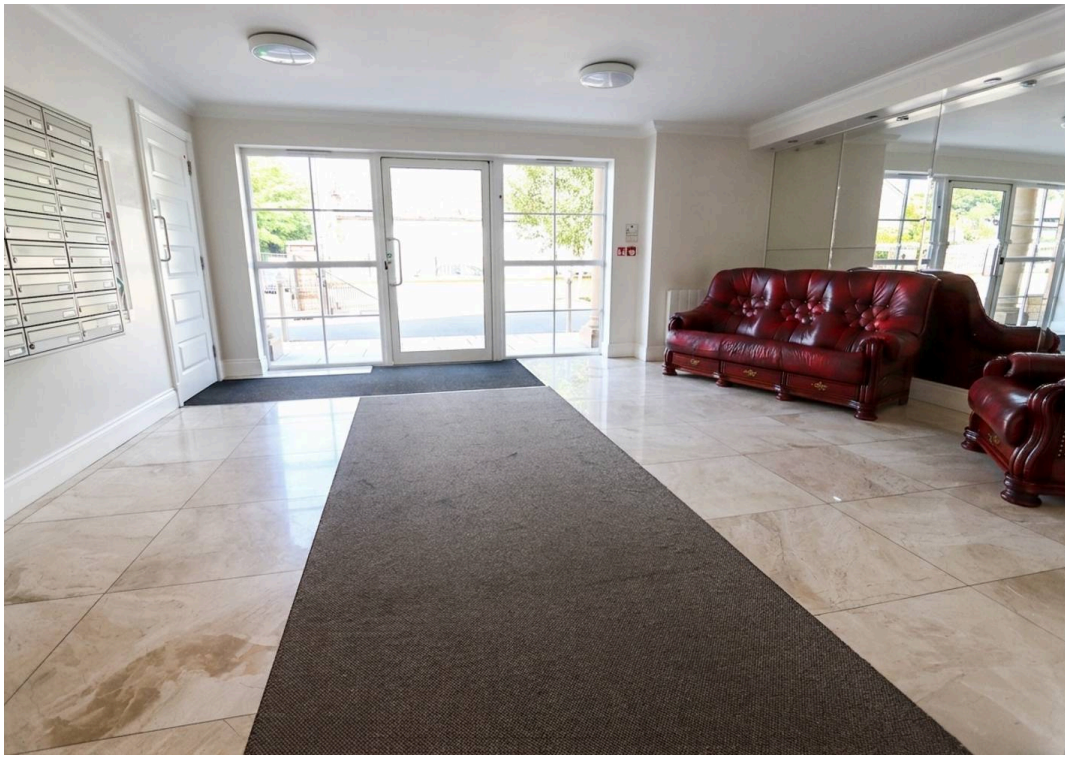
Flat 22

Elms Hall Elms Road, Morecambe

Historic Elms Hall Apartment | 2 Bedrooms | En-Suite | Lift Access | Allocated Parking | Gated Development | Moments From the Promenade | Senior Living Community
Council Tax band: C

Tenure: Leasehold

- Welcoming Senior Living Community with a lovely sense of calm, security and neighbourliness
- Secure Gated Development with entry you can control from inside your own apartment
- Lift Access serving all floors, making everyday life easy and comfortable
- Allocated Parking so there's always a space waiting for you
- Two Bedrooms with a principal bedroom that has a dressing area and en-suite bathroom
- Spacious Living Area with room for full lounge furniture and a pleasant first floor outlook
- Well-Equipped Kitchen with integrated fridge freezer, dishwasher and a laundry cupboard with washer/dryer
- Large Fully Tiled Bathroom with bath and shower, plus the comfort of an en-suite
- Moments from the Promenade with bay views, shops, cafés and bus links
- EPC Rating C and Council Tax Band C



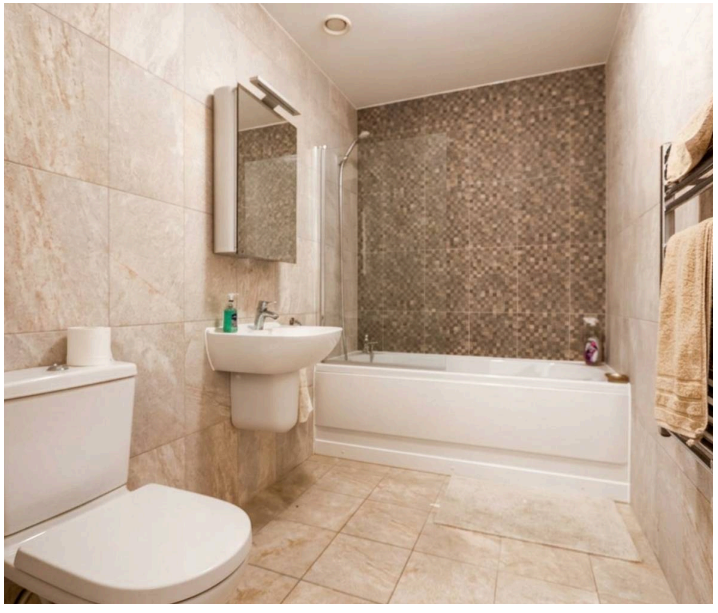

22
Elms Hall











The Property

Welcome home to relaxed coastal living. This first floor apartment sits within the secure, gated Elms Hall development, where well kept communal areas and landscaped grounds give a real sense of calm and community. Lift access serves every floor, and you can control entry from inside your own apartment. The main living area has room for full lounge furniture, while the kitchen offers ample storage and workspace, an integrated fridge freezer and dishwasher, and a laundry cupboard with washer/dryer. The principal bedroom has a dressing area and en-suite bathroom, and the second bedroom is perfect for guests, hobbies or a home office. A large, fully tiled bathroom with bath and shower completes it. Downsize without compromise.

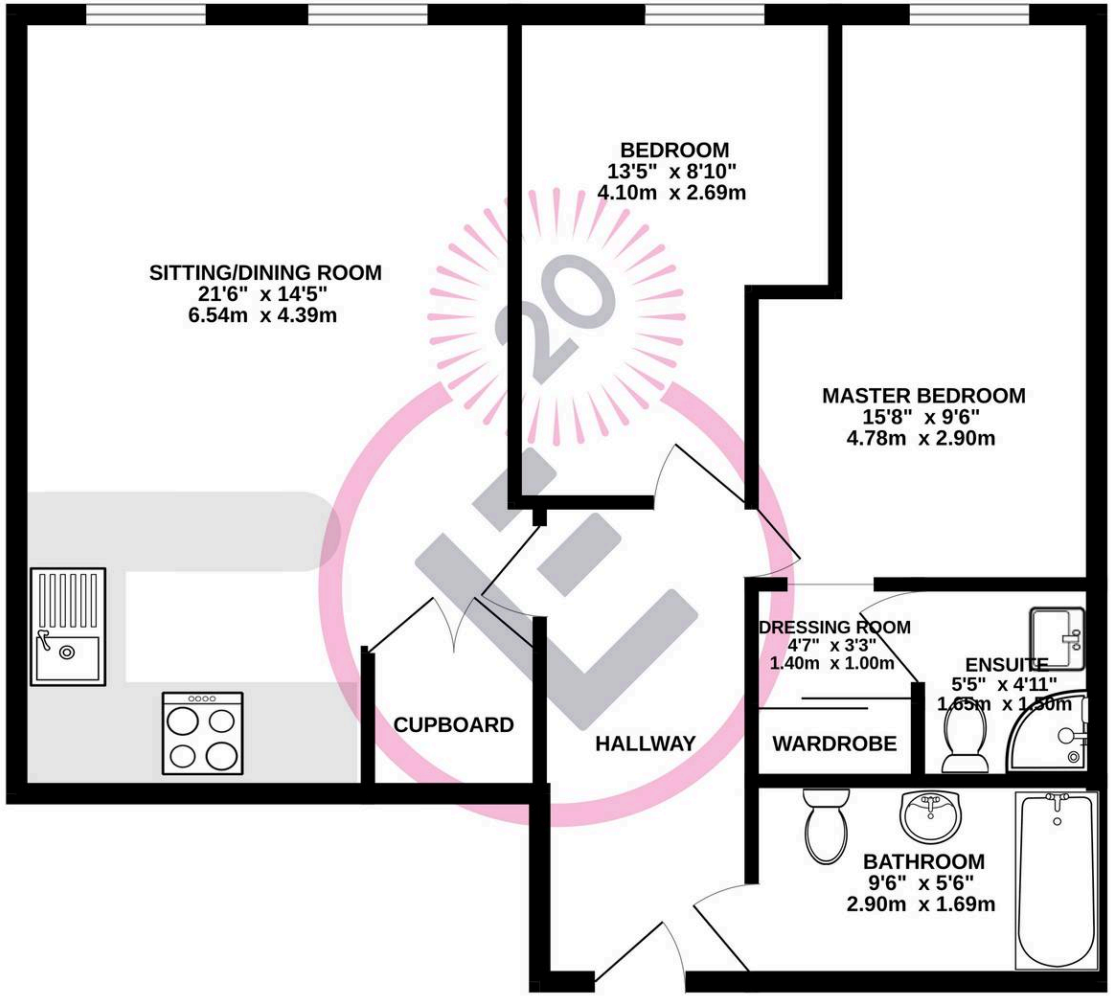
Location

Elms Hall sits just moments from Morecambe's iconic promenade, with sweeping views across the Bay towards the Lakeland fells. The Eric Morecambe statue, the Stone Jetty and the Central Promenade are all within easy reach, a wonderful backdrop for daily walks. Independent shops, cafés, supermarkets and medical facilities are close by, and regular bus services connect you to Lancaster, just a few miles away, with direct rail connections to the wider North West.

Anti-Money Laundering Checks

As a regulated agency, we're required by law to carry out Anti-Money Laundering checks on all parties involved in a property transaction. To complete these checks efficiently, we use a trusted third-party provider, which carries a non-refundable charge of £30 incl. VAT per person, payable by the purchaser. This is a standard industry requirement and helps keep the buying process safe and compliant for everyone involved.

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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