

9 Coniston House, Middleton,
Morecambe, LA3 3FJ

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The property at a glance

2 2 1

- Secure gated residential community
- Penthouse with high ceilings and open plan living area
- Two bathrooms, large second toilet/shower room
- Two double bedrooms with fitted wardrobes, main with en-suite & balcony
- Efficient remote controlled oil filled electric radiator system throughout with individual thermostat/timers in every room
- Private garage with remote door lift
- Incredible views over Morecambe Bay, Lune Estuary & Lancashire Dales
- Private access to beach and the Kings Coastal Path National Trail
- Residents community Pavillion
- Tenure: Freehold, EPC Rating: C, Council Tax Band: B

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Get in touch today
01524 401402
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gfproperty.co.uk

£185,000

Get to know the property

Nestled in the charming area of Badger Wood, Middleton, this delightful apartment offers a perfect blend of comfort and modern living. Coniston House, is a part of Middleton Towers Estate, a secure, gated community of modern apartments, bungalows and newly built luxury houses. The apartment has unrivalled views to the front; across the Morecambe Bay seascape with its habitats for wildlife and migrating birds. Private access leads to protected SSSI beaches . To the rear the Lune river estuary and the hills and dales beyond providing a year round and ever-changing panorama.

Upon entering, you are welcomed into an open plan kitchen and living room, designed to maximise space and light. The living area features a lovely Juliette balcony, ideal for enjoying the fresh air and picturesque surroundings. The apartment comprises two generously sized double bedrooms, both equipped with built-in wardrobes for ample storage. The main bedroom benefits from its own en-suite bathroom and sliding doors that lead out to a private balcony, providing a perfect retreat for relaxation.

This property also includes a well-appointed second bathroom, ensuring convenience for both residents and guests. Situated within a gated community, you will enjoy added security and peace of mind. Private garage with remote door lift to rear plus parking space for one vehicle at property entrance the property also benefits from excellent transport links, making it easy to explore the wider area.

Total Freehold ownership, with no external management company. You'll become a partner in Coniston House Group Ltd the "Not for Profit" resident owned property management company that manages the external & internal needs at low cost. A low monthly fee of £115.00* approx for communal utilities, external gardens, building maintenance, window cleaning, lifts, intercom, lighting & decoration, etc should be noted. (*lowest fee in the district for similar properties).

Residents community spaces included , The Pavillion.
This dedicated community hub offers an exclusive, central space used by the residents' association for local social gatherings, functions, and community activities.

Disclaimer

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an 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 the offer can be officially accepted.





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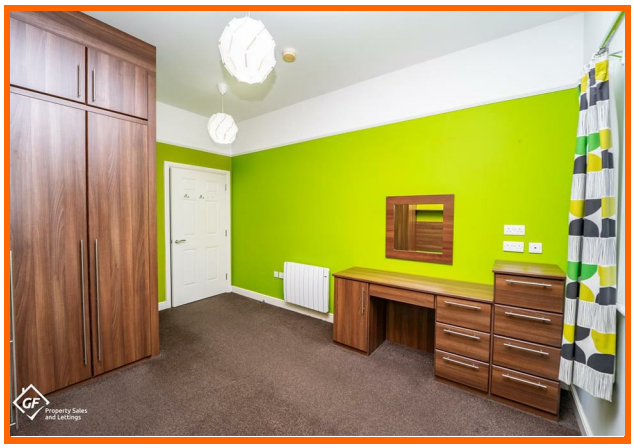







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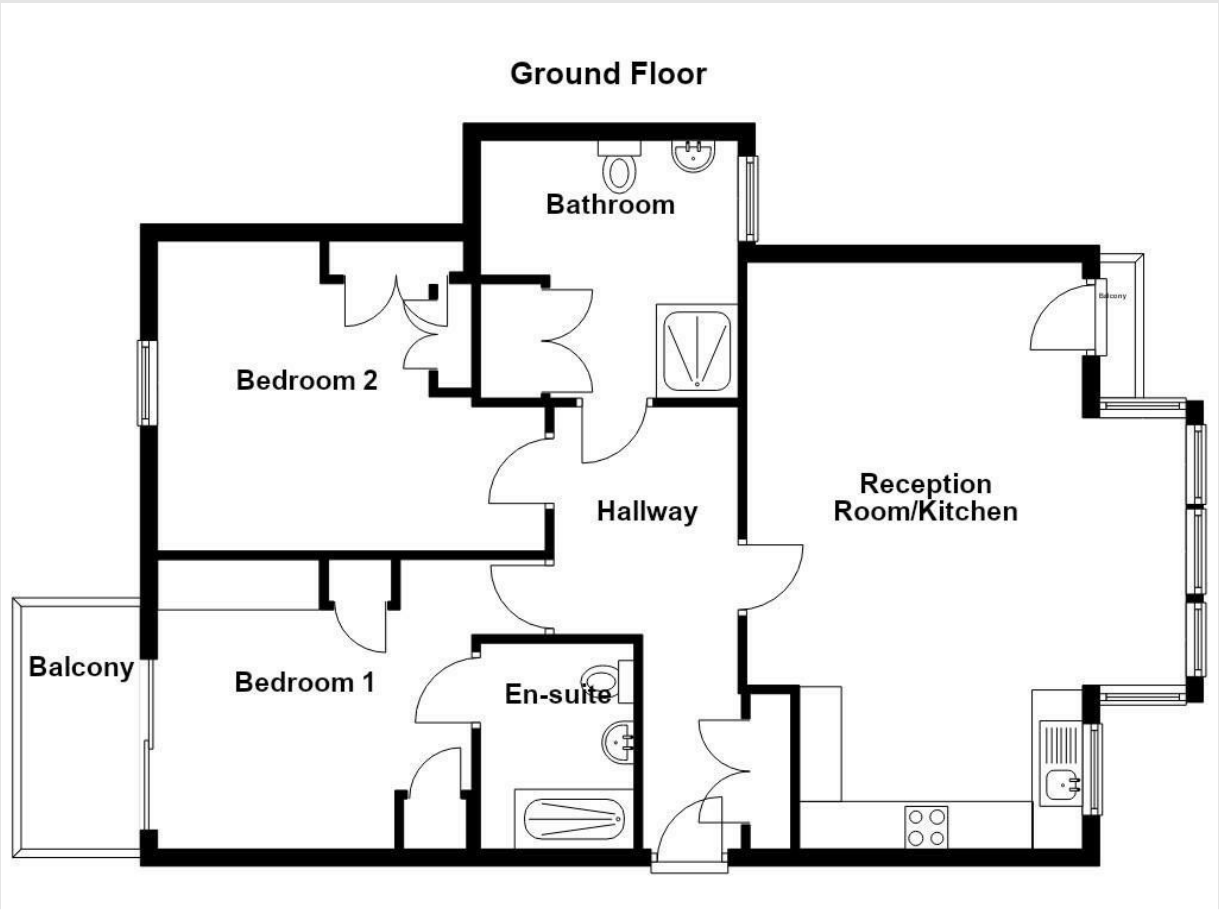
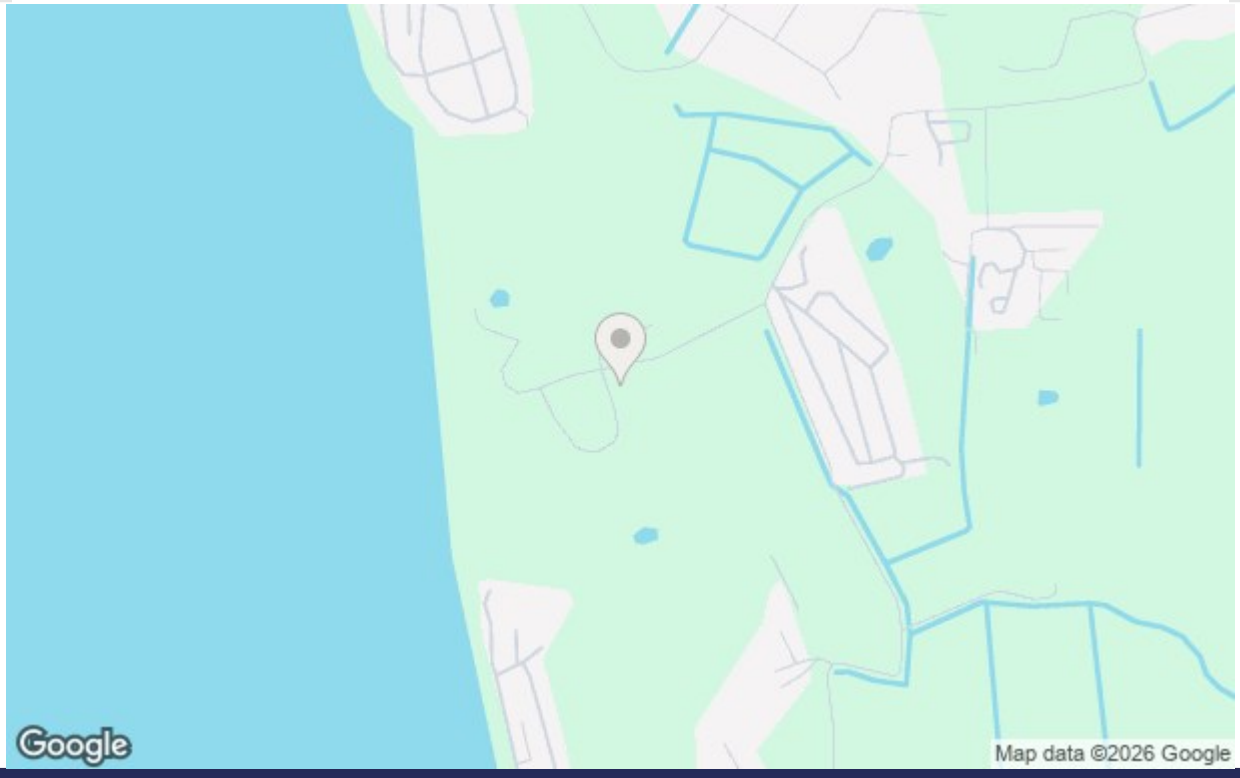
Take a nosey round





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