



2 Elms Court Marine Road
East, Bare, Morecambe,
L.A4 6AG

2 Elms Court, Marine Road East, Bare, Morecambe

The property at a glance

2  1  1 

- Spacious First Floor Apartment
- Breathtaking Sea Views
- Bay Front Lounge
- Two Bedrooms
- Kitchen & Shower Room
- Allocated Parking Space & Garage
- Tenue: Freehold
- Council Tax Band: D
- EPC: C
- Village Amenities, Happy Mount Park & Excellent Transport Links



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£225,000

Get to know the property



Nestled along Marine Road East in Bare, Morecambe, this beautiful apartment offers a delightful living experience with stunning panoramic views over Morecambe Bay. The property features a spacious bay-fronted reception room that invites natural light, creating a warm and welcoming atmosphere. The modern fitted kitchen is perfect for those who enjoy cooking and entertaining.

This apartment comprises two bright yet cosy bedrooms, providing a comfortable retreat for rest and relaxation. The contemporary three-piece bathroom suite adds a touch of elegance and convenience to the living space.

In addition to its charming interior, the property boasts a garage and a designated parking space, ensuring that parking is never a concern. Residents can also enjoy the communal gardens, which offer a lovely outdoor space to unwind and appreciate the surrounding beauty.

This apartment is an ideal choice for anyone seeking a blend of comfort, style, and breathtaking views in a desirable location. Whether you are looking to buy or rent, this property presents a wonderful opportunity to embrace coastal living at its finest.

*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.





Ground Floor Entrance

UPVC double glazed frosted window, central heating radiator, UPVC double glazed frosted leaded door, stairs to first floor.

First Floor

Landing

UPVC double glazed frosted door, central heating radiator, coving, smoke alarm, loft access, stairs to ground floor, storage cupboard, doors to bedrooms 1 & 2, reception room & kitchen.

Reception Room 1

UPVC double glazed bay window, central heating radiator, coving, fireplace in wood surround with marble hearth.

Kitchen

UPVC double glazed window, central heating radiator, tile splash back, range of wall, drawer and base units, laminate worktop, sink with mixer tap, 4 ring electric hob, high-rise electric oven, integrated fridge freezer, integrated dishwasher, UPVC double glazed frosted door to rear, lino floor.

Bathroom

UPVC double glazed frosted window, central heating towel rail, 4 x spot light points, fully tiled walls,, direct feed corner shower, floor mounted dual flush WC, vanity top sink with mixer tap.

Bedroom 1

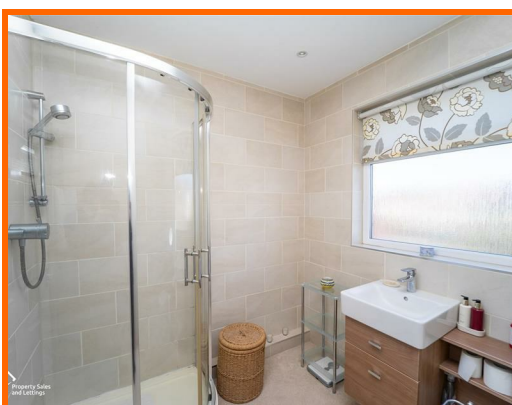
UPVC double glazed window, central heating radiator, coving.

Bedroom 2

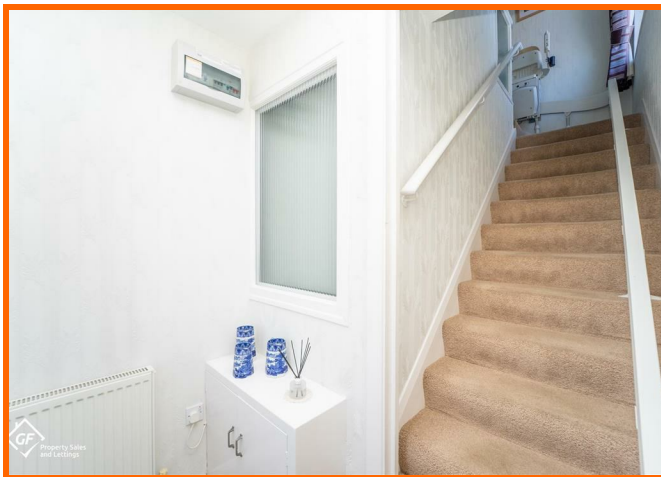
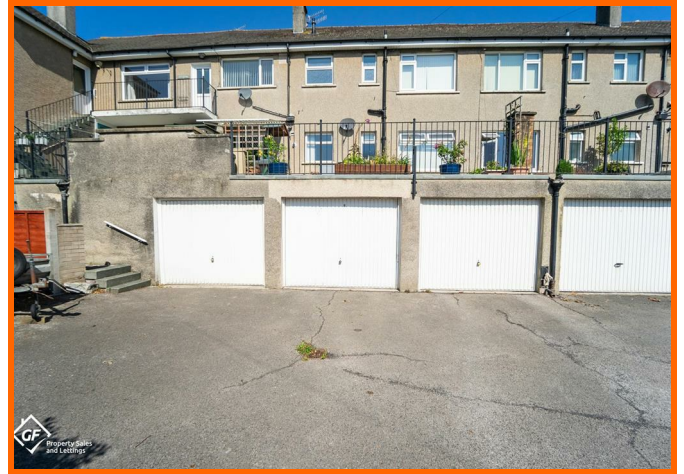
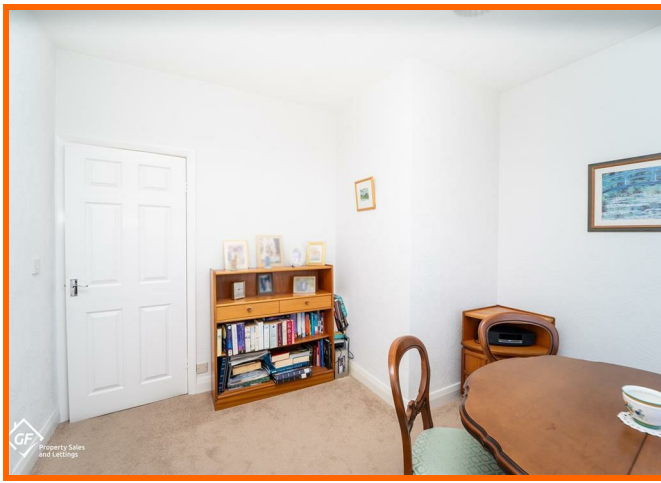
UPVC double glazed window, cental heat

External

Allocated Parking Space & Garage with automatic door.



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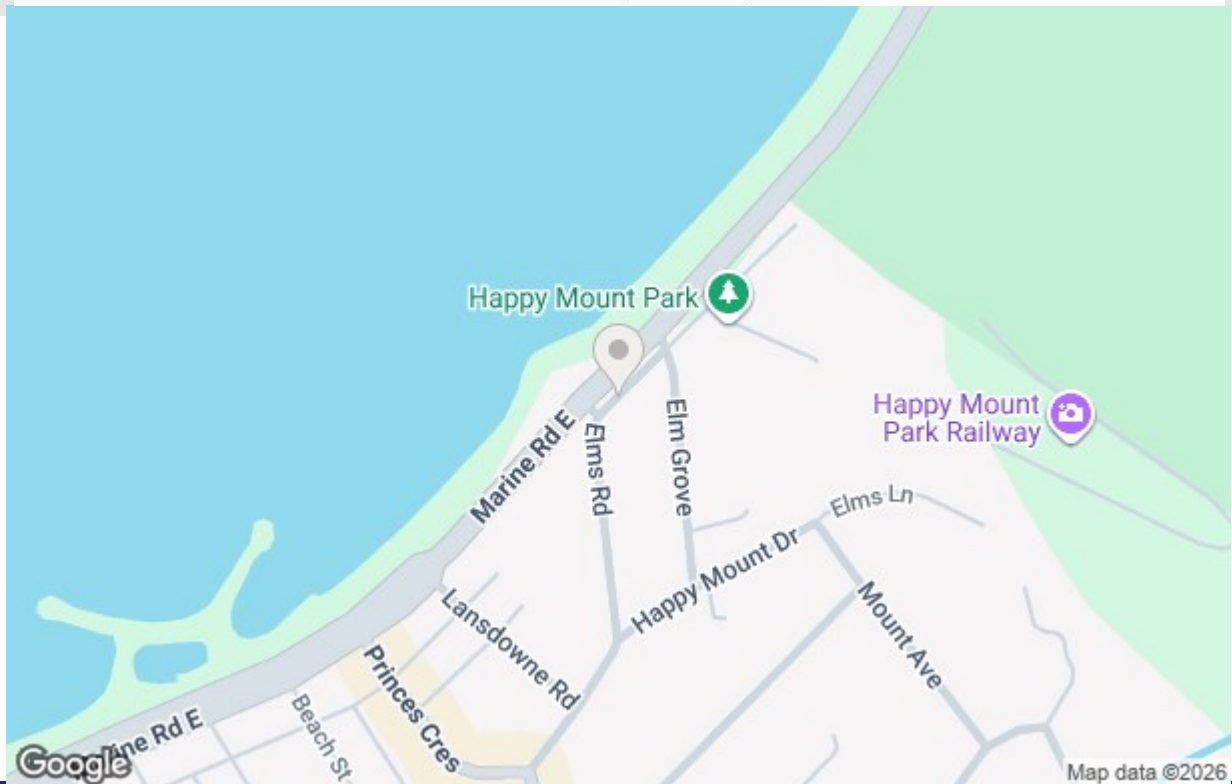
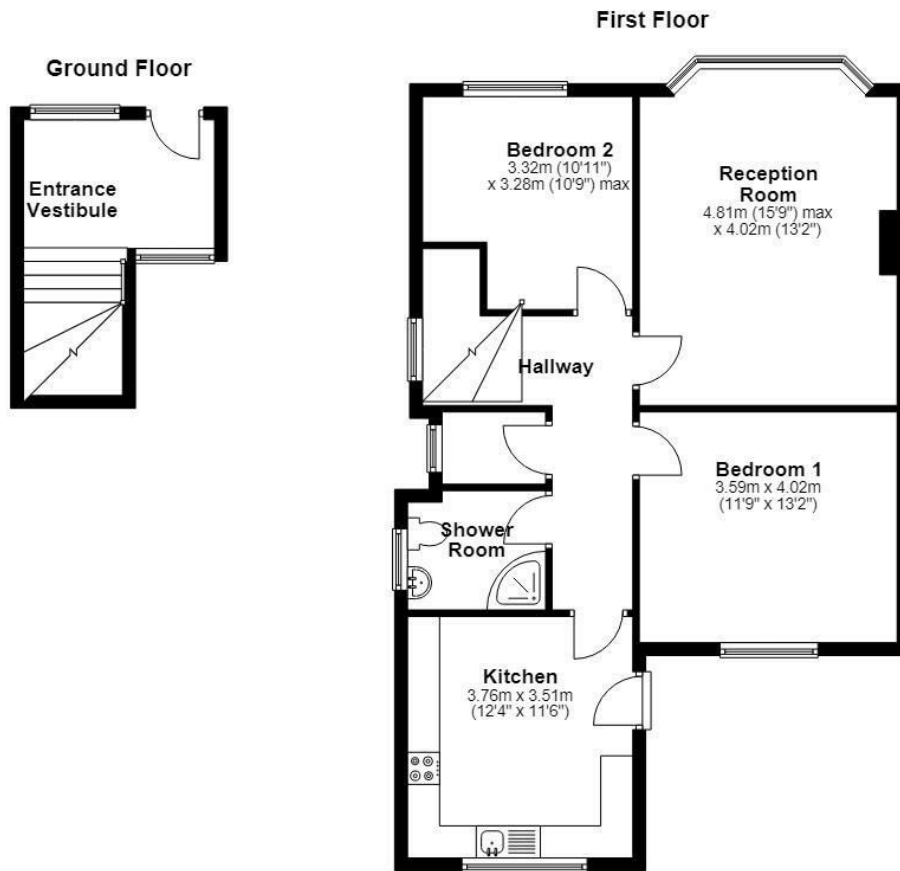
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		70	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	