



32 Egret House, Mears Beck Close,
Heysham, Morecambe, LA3
1FR

32 Egret House, Mears Beck Close, Heysham, Morecambe

The property at a glance

2  2  1 

- Immaculate Third Floor Apartment
- Two Double Bedrooms; One with En Suite
- Modern, Open Plan Lounge Kitchen
- Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Allocated Parking Space, Communal Gardens
- Sea View to Front Elevation
- Situated a Minutes Walk from the Sea Front
- Close to Local Amenities

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£750 PCM

Get to know the property

Immaculate two bedroom, third floor apartment situated a minute's walk from the sea front.

This well presented property offers an open plan lounge kitchen with balcony to the lounge area and the modern fitted kitchen providing integrated oven, gas hob and extractor hood. The property boasts two double bedrooms with an en suite shower room to one bedroom. The main bathroom is a three piece suite with bath, low flush WC and wash hand basin.

Additional benefits to the property include gas central heating and double glazing throughout plus an allocated parking space. The development further offers communal garden areas and ample visitor parking.

Situated within easy reach of all local amenities including shops, cafes, Post Office, train station and bus routes and within a short walk of the sea front. The area has benefited from the opening of 'The Bay Gateway', which now links the Morecambe and Heysham areas to the M6 motorway. Morecambe Promenade has undergone considerable redevelopment over the past few years, now hosting various events such as the nationally acclaimed Vintage Festival, Kite Festival and Morecambe Carnival throughout the year.



32 Egret House Mears Beck
Close, Heysham, Morecambe,
LA3 1FR



GET IN TOUCH TODAY

01524 889000

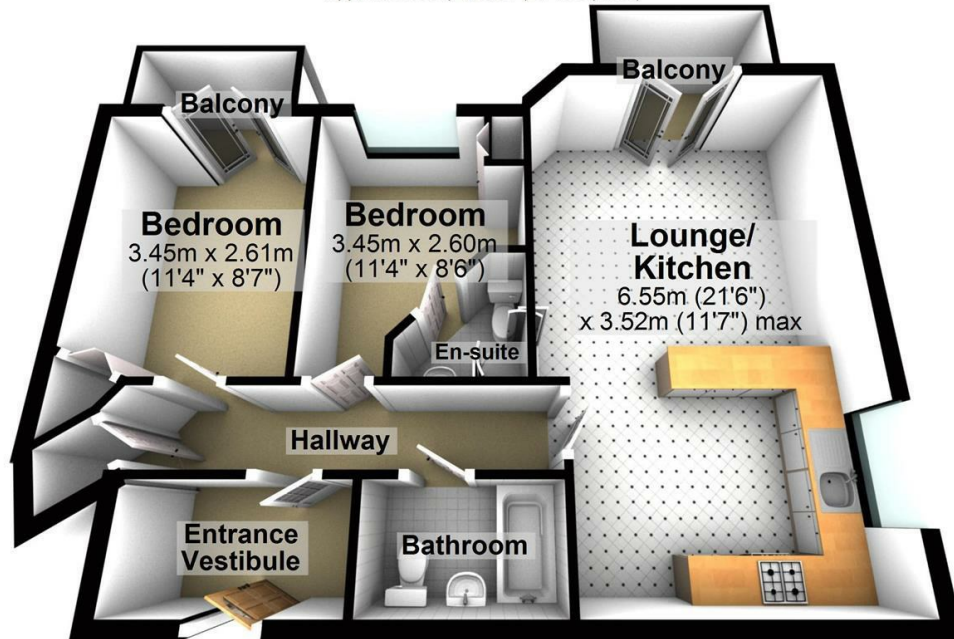
lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round

Third Floor Apartment

Approx. 55.9 sq. metres (602.2 sq. feet)



Total area: approx. 55.9 sq. metres (602.2 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



Working in association with

JANE PARTON
MORTGAGE STUDIO

01524 967000

www.janepartonmortgagestudio.co.uk

Offices in Morecambe & Lancaster:

2a China Street, Lancaster, LA1 1EX

37 Princes Crescent, Bare, Morecambe, LA4 6BY

316 Lancaster Road, Torrisholme, Morecambe, LA4 6LY

R&B
ESTATE AGENTS

GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	