



**Morecambe  
3-7 Victoria Street  
Morecambe LA4 4AE**

**Tel: 01524 832929**

**Email: [morecambe@farrellheyworth.co.uk](mailto:morecambe@farrellheyworth.co.uk)**

**<https://www.farrellheyworth.co.uk/morecambe>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**£137,175**

**Empress Court, Marine  
Road East, Morecambe  
LA4**

**Farrell  
Heyworth**  
**Sales & Lettings**



- \*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- Three Bedroom Lower Ground Floor Apartment - No Chain**
- Situated in Secure Block Located Just Off Morecambe Sea Front**
- Spacious Lounge, Modern Fitted Kitchen, Three Good Size Bedrooms**
- Gas Central Heating and Double Glazed. Allocated Parking.**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Looking for a holiday home? Buy to let? Or simply wanting to downsize close to the seaside? Then this beautifully presented, three bedroom ground floor flat, only a stone's throw away from the beach could be for you. Benefitting from an additional reception room and allocated parking. This property demands to be viewed.

This accommodation is double glazed, gas central heated and briefly comprises: communal entrance hall, welcoming entrance hall, living room with bay window, modern kitchen with ample storage cupboards and plumbing for a washing machine and dryer, family bathroom, two double bedrooms and a dining room with fitted wardrobes providing extra storage. The dining room is multi-purpose and could be used as a bedroom, games room, hobby room etc.

Externally the property benefits from allocated parking to the rear and a communal garden to the front.

It is worth noting the owners can include items of furniture.

Conveniently located between Morecambe town centre and Princes Crescent within easy reach to shops, pubs, eating establishments, a post office, hairdresser and dentist. The bus stop outside takes you all the way up into the Lake District. There is easy travel links to surrounding area and the M6 via the Bay Gateway.

Tenure: Leasehold  
Leasehold information: Terms: TBC  
Current Ground Rent: TBC  
Current Service/Maintenance Charges: TBC  
Council Tax: Band B









