



Morecambe
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Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

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£48,950

Euston Road, Morecambe
LA4



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **One Bedroom First Floor Flat in Morecambe**
- **Lounge, Kitchen, Shower Room Plus Good Sized Bedroom**
- **Great Central Location**
- **Close to Promenade and Local Amenities**

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.

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Ideal buy to let investment or for a first time buyer looking to get onto the property ladder.

This well presented First floor flat is in a great central location.

The property benefits from a communal entrance with an intercom system, lounge, bedroom, kitchen and shower room.

Viewings are recommended to fully appreciate the property on offer.

Tenure: Leasehold
 Leasehold information: Terms: 125 years from 1st July 2004
 Current Ground Rent: £100 per annum
 Current Maintenance/Service Charges: £390 twice yearly
 Council Tax: Band A



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