

Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/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

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

£79,950

Townley Street, Morecambe
LA4

**Farrell
Heyworth**
Sales & Lettings



- **Modern One Bedroom Second Floor Flat**
- **Great Investment Purchase In The Heart Of Morecambe**
- **Ideal As Eden Project Buy To Let Purchase - Good Access To Town**
- **Modern Kitchen With Appliances & Shower Suite**
- **Close To The Sea Front - Great Yield Return Producing £575 PCM**

EPC D

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An opportunity to purchase this second floor flat located in a central location within close proximity to Morecambe town centre and the promenade.

The property offers accommodation comprising entrance, open plan living room and kitchen, one double bedroom and an en-suite shower room.

The property benefits from double glazing, gas central heating with a modern fitted kitchen with integral appliances.

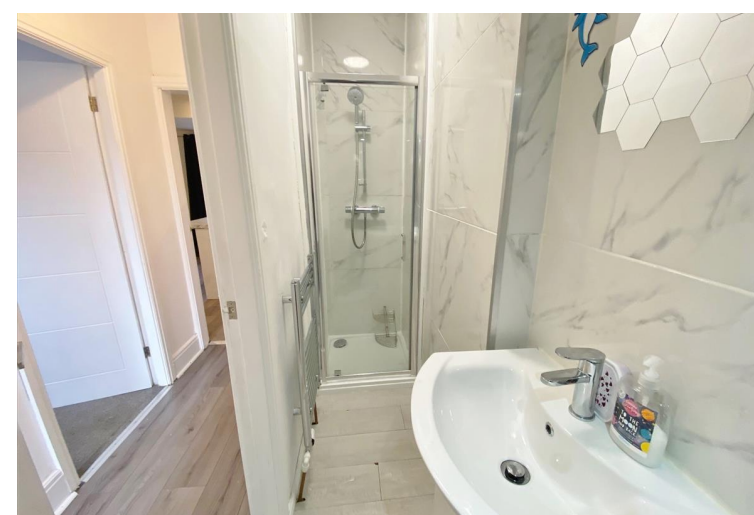
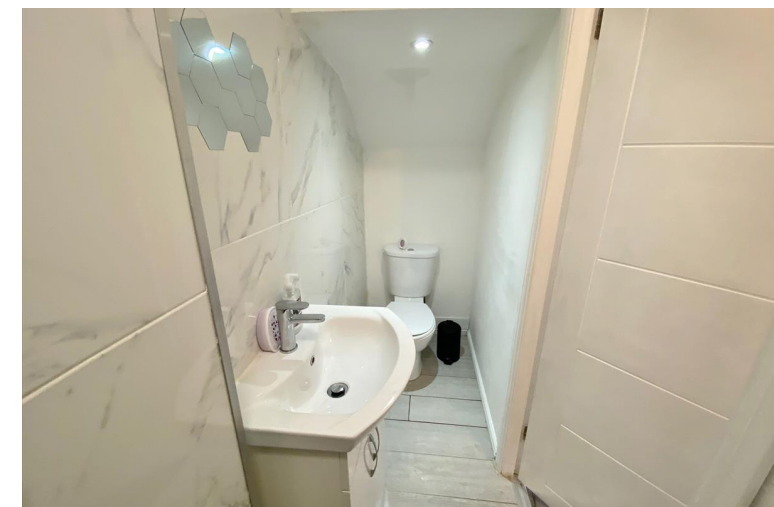
Located on Townley street, this is a central position within close proximity to the town centre amenities including shops and services. The location is ideal as a buy to let or holiday let with close access to the coastal lifestyle and the town centre.

The Morecambe area is currently under review for the potential construction of the Eden Project North which we believe will improve the popularity of the area and significantly boost the local economy.

The area now has improved access to the M6 motorway following the opening of the Bay Gateway link road. This provides direct access to the Lake District, Kendal, Preston and Central Lancashire.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 2017
Current Ground Rent: £50 per annum
Current Maintenance Service Charges: £300 per annum

Council Tax: Band A



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