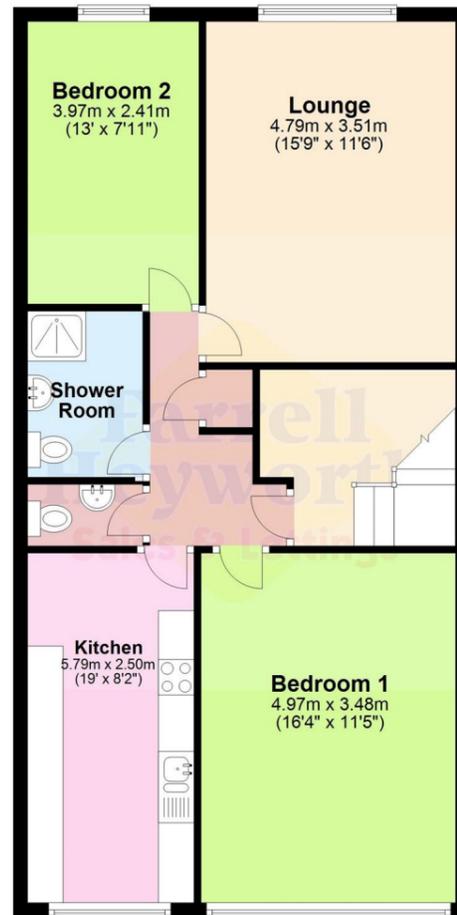
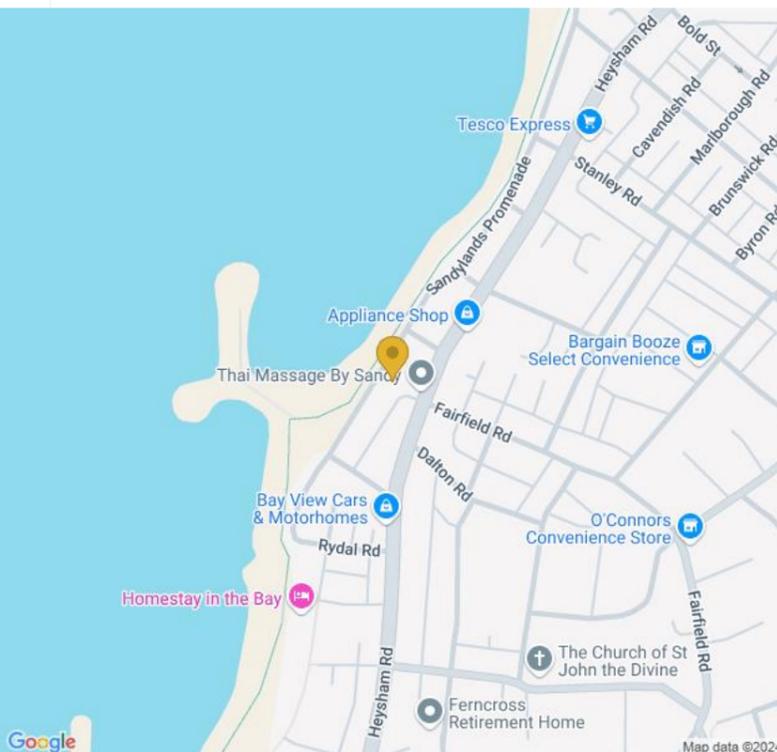


£129,950

Sandylands Promenade,
Sandylands, Morecambe
LA3



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom Top Floor Flat On Sandylands Promenade**
- **Lounge, Dining Kitchen, WC, Shower Room**
- **Two Double Bedrooms Both With Views Front And Back**
- **Sought After Location With Views Of The Bay And Across Lancaster**



Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: 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

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 E

www.farrellheyworth.co.uk



Fantastic opportunity to purchase this top floor flat, the property is well presented, situated in the popular Sandylands location of Morecambe. The property boasts stunning views of Morecambe Bay and the Lakeland fells beyond the position also benefits from fantastic views to the rear over Lancaster.

On internal inspection the property briefly comprises; hall, lounge, kitchen, shower room, WC and two bedrooms.

The flat is within a building of residents managed complex with communal areas and access to the rear. To the rear of the property the flat has a small strip of the rear garden. Details can be obtained through the vendors agents.

Externally the property benefits from having the beach literally on your doorstep! Viewings are highly recommended to appreciate this superb property on offer.

The Morecambe area takes full advantage of the Bay Gateway link road which provides enhanced access now to the Lake District, Kendal, Yorkshire Dales, Preston and central Lancashire.

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

Note: The property is a private complex with the owners having a equal share of the freehold. The building is for private ownership and holiday letting and sub letting is not permitted.

Tenure: Leasehold
 Leasehold information: Terms: 999 years from 1st July 2004
 Current Ground Rent:
 Current Maintenance/Service Charges: £75 per calander month
 Council Tax: Band A

