



**Morecambe**  
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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.

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

**£72,950**

Chatsworth Road,  
Morecambe LA3



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Spacious And Versatile Two Bedroom Ground Floor Flat**
- **Lounge, Kitchen, Two Bedrooms And Modern Shower Suite**
- **Garden Flat With Private Rear Terrace Yard - Ideal First Time Buy**
- **Great Location Close To Promenade And Local Amenities**

**EPC D**

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Fantastic opportunity to purchase this spacious and versatile ground floor flat, the property is situated in a residential location in Morecambe, close to amenities and transport links on nearby Regent Road. On internal inspection the property briefly comprises; communal entrance hall, lounge, kitchen, shower room and two bedrooms. Externally the property has a good size rear terrace garden.

Viewings are highly recommended to appreciate the layout. The flat would suit a range of buyers which may include first time buyers, retired purchasers, 2nd home owners and would make a superb flat share for rental.

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

Tenure: Leasehold  
Leasehold information: Terms: 999 years from 21st June 2002  
Current Maintenance/Service Charges: £30 per calendar month  
Council Tax: Band A



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