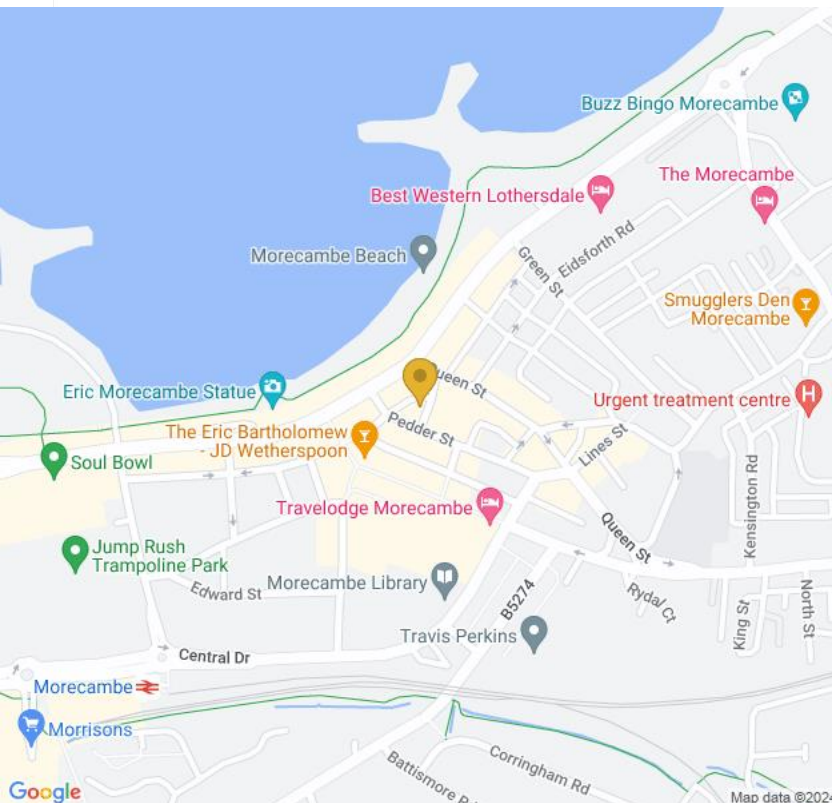


£69,950

Nelson Street, Morecambe  
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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Buy To Let Purchase - Two Bedroom 2nd Floor Flat**
- **Successful Ongoing Tenancy**
- **Great Central Location Close To Shops And Amenities**
- **Idea For Eden Project Investment - Rear Parking Bay**

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.

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

EPC D

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





Introducing this two bedroom second floor flat located in the central Morecambe.

The property is offered as a buy to let investment with a successful ongoing tenancy. Full details are available through the agents.

Internally the accommodation comprises access via a communal rear entrance and staircase. On the second floor there is the flats own entrance and hallway the flat has two bedrooms, lounge, kitchen and bathroom.

Conveniently located in the heart of Morecambe town centre, the property provides comfortable living within reach of everything you need.

The central location makes this an ideal prospect for a buy to let and would make a fantastic long term investment. Morecambe promenade 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. The town now takes full advantage of the Bay Gateway link road which provides enhanced access via the M6 to the Lake District, Kendal, Yorkshire Dales, Preston and central Lancashire.

Tenure: Leasehold  
Leasehold information: Terms: 999 years from 18th December 1987  
Current Ground Rent:  
Current Service/Maintenance Charges: One Third of any building expenses and one third towards buildings insurance costs.  
Council Tax: Band A

