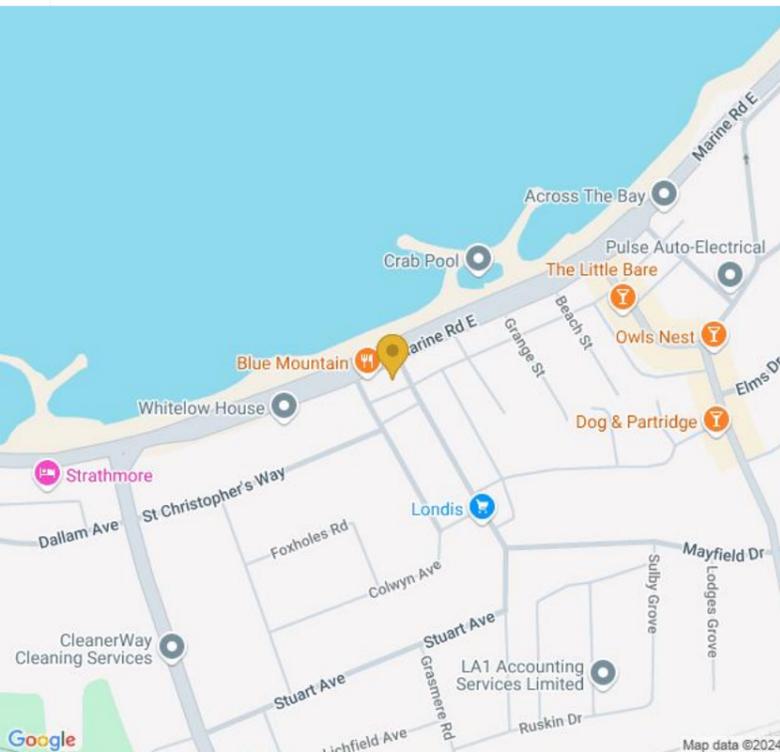


£189,950

Marine Road East, Bare,
Morecambe LA4



**Morecambe
3-7 Victoria Street
Morecambe LA4 4AE**

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom Apartment Directly Overlooking Morecambe Bay**
- **Great Size Accommodation Over Two Floors**
- **Lounge, Fitted Kitchen & Bathroom, En Suite and Bathroom**
- **Close to Bare Village Amenities and Bus Route**

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



We are pleased to offer for sale a spacious sea front apartment with accommodation over two levels. The property is located on the Bare end of Marine Road and affords stunning views over Morecambe Bay, Promenade and the Lakeland Fells.

The apartment is for sale as a buy to let investment currently providing the owners with a good regular income.

The property comprises of communal entrance hallway and staircase leading to landings and flat entrance. There is a sea front lounge, modern kitchen, two bedroom and bathroom. The master bedroom has a en-suite. To the third floor there is a top floor attic style bedroom.

The property has smart communal areas which are shared between three residents.

Located close to nearby Bare amenities which include Princes Crescent shops, Bare Lane railway station, Happy Mount Park and Morecambe golf club. 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. The location of this property will benefit significantly from the installation.

The Morecambe area is located within easy access of the M6 motorway following the opening of the Bay Gateway link road which provides enhanced access to the Lake District, Kendal, Preston and central Lancashire.

Note: The property is offered for sale as a buy to let investment with a successful ongoing tenancy providing the new owner with a good rental return. Full details of the tenancy can be obtained through the vendors agents.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Leasehold
 Leasehold information: Terms: 999 years from 20 April 1990
 Current Ground Rent: Nil
 Current Maintenance/Service Charges: Each flat holder pays a third share towards any maintenance/repair costs
 Council Tax: Band A



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MAB 6451

