



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

£99,950

Marine Road West,  
Morecambe LA3



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom Ground Floor Flat On Morecambe's Sea Front**
- **Open Plan Living, Lounge/Kitchen/Dining Room**
- **Two Good Size Bedrooms, Bathroom**
- **Great Location, Sea Views, Close to Local Amenities**

EPC C

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





Tenure: Leasehold  
Leasehold information: Terms: 125 years from 2021  
Current Ground Rent: £250 per annum  
Current Maintenance/Service Charges: £82 per calendar month  
Council Tax: Band A



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**MAB 6451**



