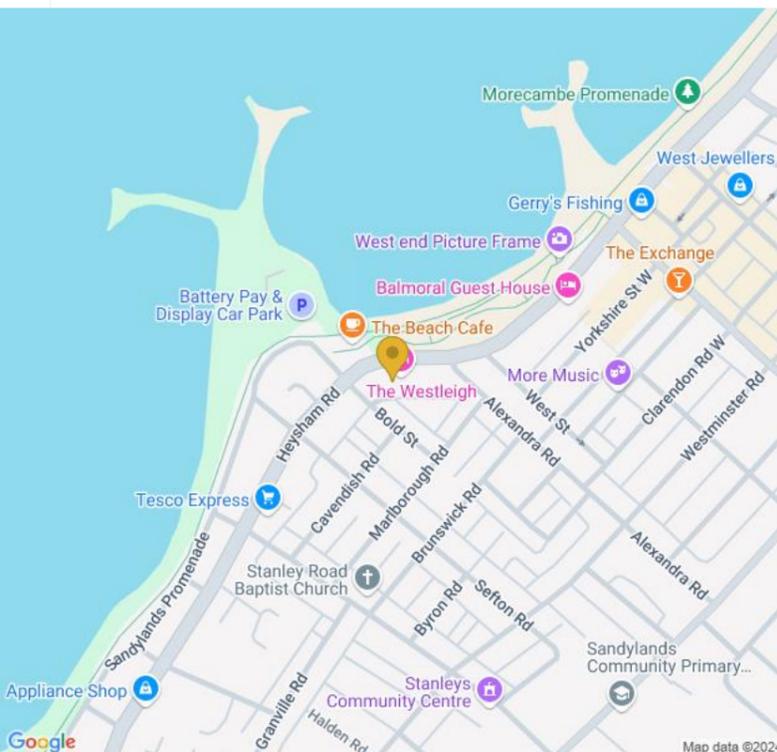
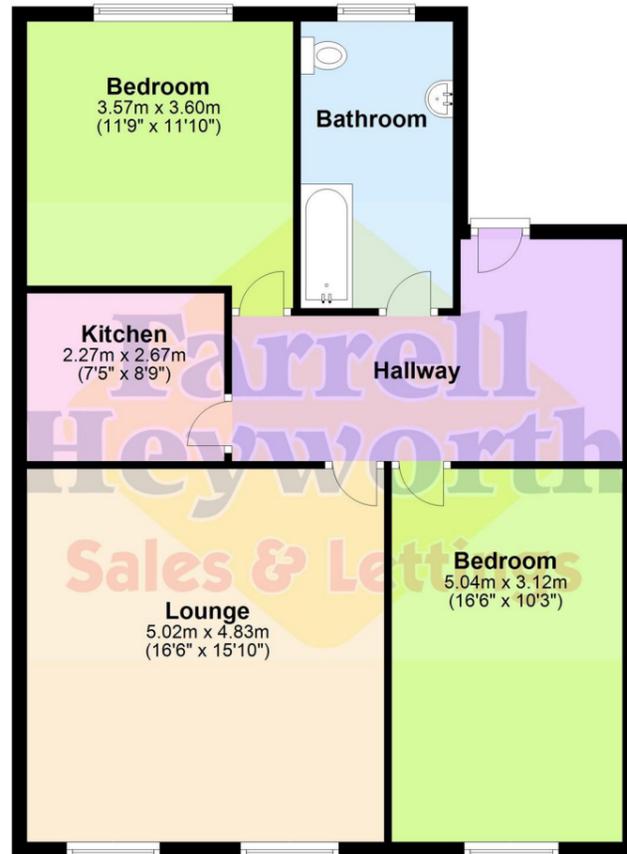


**£105,000**

Marine Road West,  
Morecambe LA3



**Farrell  
Heyworth**  
Sales & Lettings

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

Tel: 01524 832929

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



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom Top Floor Sea Front Flat In Morecambe**
- **Hallway, Lounge, Kitchen, Plus Stunning Views Of Morecambe Bay**
- **Two Good Size Bedrooms, Bathroom**
- **Great Location, Close to Local Amenities And Promenade**

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)



Fantastic opportunity to purchase this top floor flat. The property is well proportioned and situated on Morecambe's sea front with stunning views across the bay.

On internal inspection the property briefly comprises; hallway, lounge, kitchen, bathroom and two bedrooms.

Externally the property has the beach on its doorstep, there is an off road allocated parking space to the rear and the property is located close to local amenities and travel links.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold  
 Leasehold information: Terms: 125 years from 1st July 2022  
 Current Ground Rent: £250 per annum  
 Current Maintenance/Service Charges: £82 per calendar month  
 Council Tax: Band A



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