



**1 Bed  
Flat  
located in**

**Jennings**  
estate agents

**Flat 54, Lakeland House**  
**Marine Road East**  
**Morecambe**  
**LA4 6AY**



**Hall**

Large walk-in storage cupboard.

**Lounge**

12'5" x 13'3"

Double glazed uPVC windows to the rear with a clear view of Morecambe and towards Lancaster. Wall mounted electric heater. Electric fire with a wooden surround. Decorative coving to the ceiling. Open to -

**Dining Room**

7'2" x 11'6"

Wall mounted electric heater. Decorative coving to the ceiling. Double glazed uPVC door leading to -

**Sun Room**

4'9" (M) x 9'2"

Double glazed uPVC windows with tremendous views overlooking Morecambe and beyond.

**Kitchen**

8' x 9'9"

Fitted kitchen with a range of wall and base units comprising: stainless steel sink unit, four ring electric hob, electric oven and a stainless steel extractor fan. Space for a fridge freezer and washing machine.

**Bedroom**

13'2" x 10'5"

Double glazed uPVC window to the rear aspect.

**Shower Room**

Three piece suite comprising: double shower cubicle, wash hand basin and a low level WC. Heated towel rail.

**Additional Information**

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Asking price £90,000**

This inviting apartment on Marine Road East in Morecambe offers a unique opportunity to enjoy stunning views of Morecambe right from your home. With a well-proportioned reception room, this property provides ample space for relaxation and entertaining. The bedroom is designed for comfort, ensuring a peaceful retreat at the end of the day.

The apartment also features a fitted shower room, thoughtfully designed to meet your daily needs. The location is ideal for those who appreciate local shops and coastal living, with the beautiful promenade just a stone's throw away, perfect for leisurely strolls or enjoying the vibrant local atmosphere.

Morecambe is known for its rich history and community spirit, and this property places you at the heart of it all. Whether you are looking to invest in a new home or seeking a charming retreat by the sea, this apartment offers a wonderful blend of comfort and scenic beauty. Don't miss the chance to make this delightful property your own.

Please contact the office for further details, as viewings are highly recommended. No Upper Chain.



Lakeland House, Marine Road, Bare, LA4 6AY



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**  
**Council Tax Band: C**

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

