

## ACCOMMODATION IN DETAIL



### OUTSIDE THE PROPERTY

Secure parking space underground accessed by electronic gate with a lift to all floors.

### TENURE

Leasehold – details to be confirmed by the sellers' Solicitor.

### SERVICES

Mains water, mains drainage, mains electric. Local Authority Lancaster City Council. Council Tax Band C. Amount payable for the financial year 2012/2013 being £1,360.04. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct. We are informed by the seller that there is a maintenance charge of approximately £1000 per annum. This includes – ground rent, buildings insurance, water rates, maintenance of the communal areas, communal lighting and lift maintenance.

### AGENTS NOTES

Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please contact the office. The seller does not know or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your solicitor or licensed conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified.

Jessops Estate Agents have not tested any included equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition and commission service reports before finalising their offer to purchase.

Any intending purchasers should satisfy themselves as to the accuracy of all dimensions given and that heating, plumbing, electrical installations, equipment and appliances are in efficient working order and ensure services are connected and comply with the appropriate current regulations. Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards the readings. We do not guarantee the accuracy of the measurements.

# Jessops

estate agents



## 74 Lakeland House Marine Road East, Bare, Morecambe, LA4 6AY

Spacious, one bedroom ninth floor apartment with fabulous panoramic sea views. Situated within this popular purpose built development on the corner to Marine Road East and Princes Crescent. Within stone-throw reach of the sea front and the parade of shops on Princes Crescent and main bus route. The apartment has secondary glazed windows, electric storage heaters and briefly comprises: communal entrance from the front and rear, communal hallway with lift and staircase to all floors, ninth floor communal landing with private access into flat 74, hallway with large walk-in storage cupboard, lounge with folding concertina divide to a wall mounted pull-out bed (ideal for guests visiting), access onto the balcony which boasts the panoramic views across to the Lakeland Hills, attractive kitchen, double bedroom with a range of fitted furniture and fully tiled shower room/wc. Outside there is a secure underground parking space accessed via an electronic gate. Of interest we feel to semi-retired or retired, this is also an ideal proposition for those looking for a holiday home on the sea front. Offered for sale with **vacant possession and no chain**.

**Price Guide – Offers Around £94,950**

(Subject to Contract)

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### COMMUNAL ENTRANCE

Timber framed door. Entrycom system. Access to all floors by lift and staircase. Lighting. Telephone entrycom.

### NINTH FLOOR

### COMMUNAL LANDING

Light and power. . Access into:

### FLAT 74

### HALLWAY

T-shaped. Telephone entrycom. Dimplex electric storage heater. Large walk-in storage cupboard. Telephone point. Two smoke detectors. Ceiling light point. Two power points.

### WALK-IN STORAGE CUPBOARD (1.43m x 1.19m maximum) (4'8" x 3'11")

Timber controls. Consumer unit. Range of hanging space and shelving. Ceiling light point.

### LOUNGE (6.24m x 4.02m) (20'5" x 13'3")

Aluminium framed window with opener to the front elevation, additional secondary glazing. Two Dimplex electric storage heaters. Television aerial point. Built-in pull out bed to one wall. Three ceiling light points. Seven power points. Wooden concertina divide into a bedroom space. Aluminium sliding patio doors leading onto:



### ENCLOSED BALCONY

Aluminium framed to three sides with five openers, fitted roller blinds. Panoramic sea views. Electric storage heater. Ceiling light point.

### VIEWS



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### BEDROOM ONE (4.05m x 3.13m) (13'4" x 10'3")

Aluminium framed single glazed window with opener to the front elevation with panoramic sea views, secondary glazing, fitted venetian blind. Floor to ceiling built-in wardrobes to one wall providing hanging space, shelving and drawer storage. Further built-in chest of drawers with dressing table and further storage. Dimplex electric storage heater. Television aerial point. Telephone point. Ceiling light point. Three power points.



### KITCHEN (3.00m x 2.37m) (9'10" x 7'10")

Patterned glazed internal window into the lounge. Range of base, drawer and wall units with high gloss white fronts. Complementary woodgrain effect working surfaces to three walls with inset stainless steel sink with mixer tap. Tiled splashback in part to three walls. Integrated fridge and freezer. Electric cooker point with pull out extractor hood above. Plumbed for automatic washing machine. Honeywell central heating thermostat. Ceiling light point. Six power points.



### SHOWER ROOM (2.39m x 1.65m) (7'10" x 5'5")

Modern three piece suite comprising double shower enclosure, pedestal wash hand basin and low flush wc. Tiled to full height to all walls. Dimplex electric heater. Electric shaver point. Large storage cupboard housing the hot water cylinder with airing shelving and storage. Ceiling light point.