



## Morecambe

£110,000

33 Egret House, Mears Beck Close, Morecambe, Lancashire, LA3 1FR

Situated in a great position this lovely top floor apartment is perfect for first time buyers and investors alike.

Boasting two good sized bedrooms with en-suite to bedroom one, ample storage, a spacious open plan/living area, allocated parking, balcony and the beauty of being just a stone's throw away from the promenade and beach.

### Quick Overview

- Top Floor Apartment
- Great Seaside Location
- Two Bedrooms One With En Suite
- Allocated Parking Space
- Open Plan Living/Kitchen
- Balcony Off Living Area
- Local Amenities Nearby
- Close Proximity To The Promenade
- No Upper Chain
- Ultrafast 322Mbps\* Broadband



2



2



1



C



Ultrafast  
Broadband



Allocated  
Parking

Property Reference: C2241



Open Plan Living



Open Plan Kitchen/Living Room



Bedroom One



Bedroom Two

**Location:** Morecambe truly enjoys one of the finest views from its promenade, with its magnificent sweeping coastline and bay and stunning scenery looking across to the Lakeland Fells.

Steeped in history, arts and culture there is always something going on from kite festivals, vintage fairs and the odd art installation not to mention that The Eden Project North is heading to the town.

Ample pubs, eateries, cafes and of course classic sea side gift shops are available all along the promenade and provide a buzzing atmosphere for locals and tourists alike.

**Property Overview** Nestled in the heart of Morecambe and in close proximity to amenities this spacious top-floor apartment offers a lifestyle of comfort and sophistication in a convenient location.

Stepping into the spacious hallway you will find all the well-appointed rooms. The heart of this apartment is the open-plan kitchen living room, natural light floods the room, creating a warm and inviting atmosphere. This room seamlessly combines functionality and aesthetics.

Enjoy cooking in the kitchen while staying connected with guests in the spacious living area that leads out through the patio door and onto the balcony. The kitchen itself has a range of wall and base units, complementing worktops, electric oven and hob and space for freestanding and undercounter appliances.

Bedroom one has the addition of an ensuite shower room and has a handy built in wardrobe. Bedroom two again has storage. It is double in size and would make a great guest room, home office, or whatever suits your lifestyle.

The main bathroom has a white three-piece suite with shower over bath, w/c and handwash basin and complementing tiling.

Situated in the heart of Morecambe, this apartment is surrounded by a wealth of amenities, including shops, restaurants, and leisure facilities. The stunning Morecambe Bay is just a stone's throw away, providing the perfect backdrop for evening strolls.

**Outside** There is a balcony off the open plan living area, perfect for a small bistro area.

**Directions** From the Hackney & Leigh Carnforth Office continue up market street towards the cross roads. At the cross roads take a right hand turn onto Lancaster Road. Continue along this road through Bolton Le Sands until you get to another set of major traffic lights. Take the right hand turn onto Coastal Road. Continue along this road until you reach the round about by Gala Bingo, take the second exit and continue along the promenade. You will then reach another roundabout where you need to take the second exit again.

After passing Tesco on the left hand side, take the second turning on the left onto Mears Beck Close. The property is located on the right hand side.

**What3words** ///amuse.brush.joke

**Parking** Off-road parking is available with an allocated parking space.

**Accommodation with approximate dimensions**

**Open Plan Kitchen/Living Area** 21' 3" x 11' 11" (6.48m x 3.63m)

**Bedroom One** 13' 3" x 8' 3" (4.04m x 2.51m)

**Bedroom Two** 10' 1" x 8' 6" (3.07m x 2.59m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Band A - Lancaster City Council

**Tenure** Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 2007. A copy of the lease is available for inspection at the office. The property is subject to a service charge 2023/2024 £1542.18. Ground rent is currently £229.62 with next review 2037

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



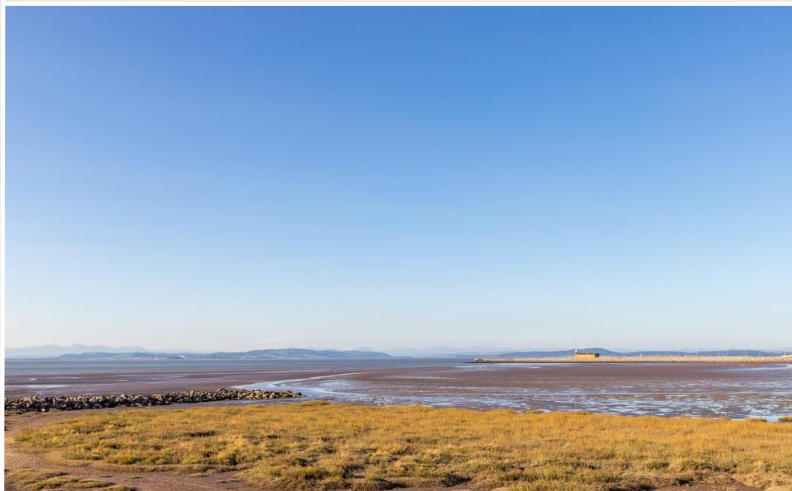
Bathroom



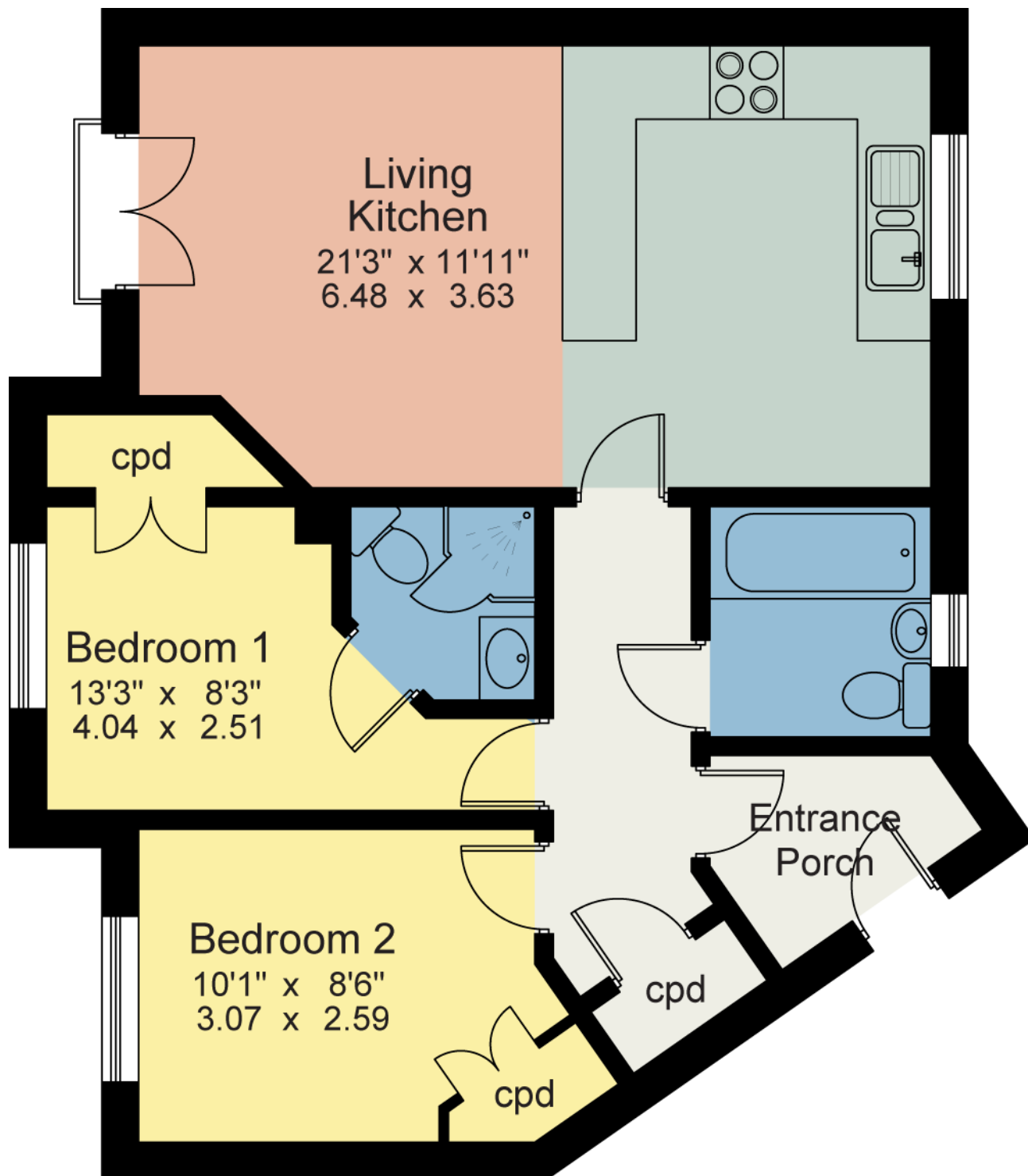
En-Suite Bathroom



Balcony Views



Morecambe Bay



Approx Gross Floor Area = 628 Sq. Feet  
 = 58.3 Sa. Metres

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/09/2023.

Request a Viewing Online or Call 01524 737727