

2 Bedroom Flat for Sale - £160,000

Empress Court, 403 Marine Road East, Morecambe, LA4 5AN



KEY FEATURES

- Two Bedroom Purpose Built Apartment
- Popular Residential Location
- Sea Views From The Front Aspect
- Spacious Lounge With A Large Bay Window
- Kitchen Diner
- Master Bedroom With Fitted Wardrobes
- Three Piece Shower Room
- Viewings Are Highly Recommended
- No Upper Chain

Description

Jennings Estate Agents are delighted to welcome to the market, this two bedroom, purpose built apartment. Located on the promenade, with magnificent sea views across the Morecambe Bay. Conveniently positioned for bus routes and within walking distance to Princess Crescent.

The apartment features communal entrance with lift and stairs to all levels. Entrance hallway with storage cupboard and access to the large reception room, with views overlooking Morecambe Bay. Spacious kitchen diner with space for electric appliances. Master bedroom with fitted wardrobes. An additional bedroom to the rear, and three piece shower room.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Communal Entrance - Secure entrance doorway with intercom system. Well presented foyer, with a lift to all levels, and stairs.

Second Floor

Hallway - Double glazed uPVC window to the side aspect. Two radiators. Storage cupboard.

Lounge - 12' 1" x 19' 1" (3.7m x 5.84m) (into bay)
Double glazed uPVC bay window with views looking over the bay. Double radiator.

Kitchen Diner - 11' 6" x 9' 1" (3.51m x 2.79m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven, four ring gas hob and extractor fan. Space for a washing machine, dishwasher and fridge freezer. Radiator. Double glazed uPVC window to the front, with sea views.

Master Bedroom - 12' 5" x 9' 7" (3.81m x 2.94m) (plus wardrobe)
Fitted wardrobe, radiator and uPVC double glazed window to the rear aspect.

Bedroom Two - 8' 11" x 9' 8" (2.73m x 2.96m) Double glazed uPVC window to the side aspect. Radiator.

Shower Room - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Radiator. Tiled flooring.

Energy Efficiency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		