

## 2 Bedroom Flat for Rent - £750 per month

58 Sandylands Promenade, Heysham, LA3 1DW



### KEY FEATURES

- Ground Floor Apartment • Spectacular Sea Views • Large Reception Room • Modern Fitted Kitchen • Two Double Bedrooms • Conservatory And Balcony • Modern Three Piece Bathroom Suite • Viewings Are Highly Recommended



## Description

We are delighted to offer, for let this truly wonderful ground floor apartment. Located on Sanylands Promenade, with tremendous sea views.

The apartment features; communal entrance, large reception room, inner hallway with storage cupboard. Fitted kitchen and breakfast bar. Two double bedrooms, with the master bedroom having a walk-in wardrobe. Conservatory to the rear with access to the balcony. Communal garden to the front of the property.

Viewings are highly recommended, so contact the office to book your appointment.

## Ground Floor

**Communal Entrance** - Intercom system and access into the vestibule. Door leading to-

**Lounge** - 12' 9" x 14' 8" (3.89m x 4.49m) (into bay)

Double glazed uPVC bay window with views overlooking the bay. Storage heater. Coving to the ceiling.

**Inner Hall** - Storage cupboard.

**Kitchen** - 9' 10" x 7' 3" (3.01m x 2.22m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit and breakfast bar. Electric oven, four ring electric hob and stainless steel extractor. Integrated fridge freezer, washing machine and dishwasher.

**Master Bedroom** - 9' 10" x 12' 11" (3.02m x 3.96m) Walk-in wardrobe, storage heater and coving to the ceiling. Door leading to conservatory.

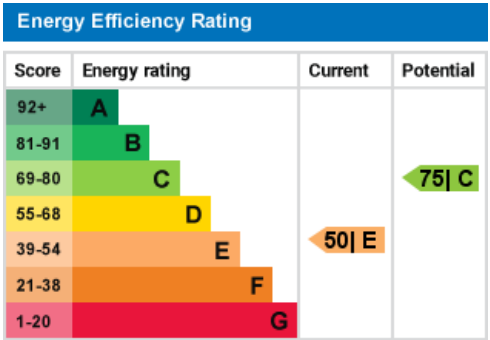
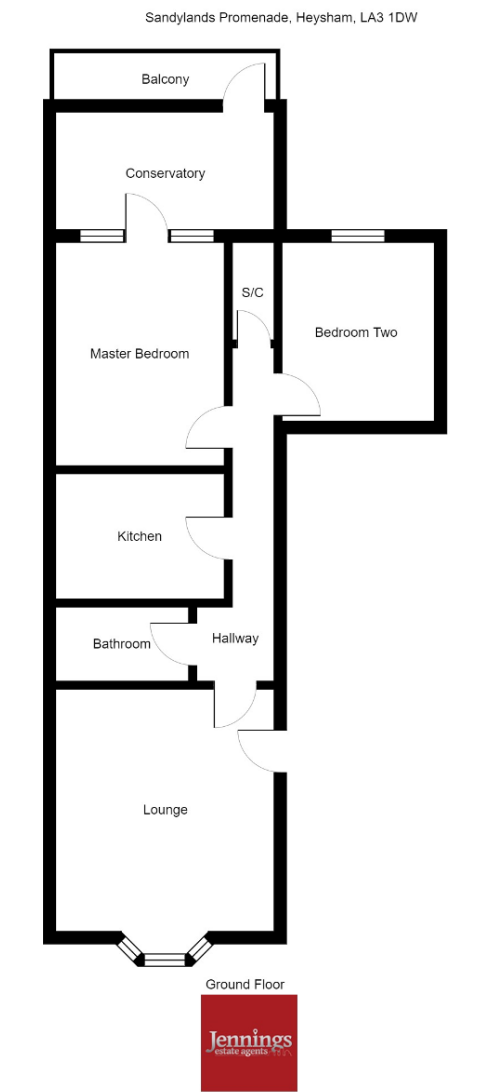
**Bedroom Two** - (into recess)

Double glazed uPVC window to the rear aspect. Storage heater. Coving to the ceiling.

**Conservatory** - 7' 1" x 12' 10" (2.17m x 3.93m) Double glazed uPVC windows and uPVC door leading to the balcony. Storage heater.

**Bathroom** - Three piece suite comprises; bath with overhead shower, vanity wash hand basin and low level WC. Wall mounted electric heater. Storage cupboard.





**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.