

## 2 Bedroom Flat for Sale - £170,000

Grosvenor Apartments, Sandyland Promenade, Heysham, LA3 1GW



### KEY FEATURES

- Delightful Purpose Built Apartment • Balcony With Panoramic Sea Views • Large Main Reception Room • Kitchen With Integrated Appliances • Master Bedroom With En-suite • Bedroom Two Or Second Reception Room • Modern Three Piece Bathroom Suite • Allocated Parking • No Upper Chain

## Description

We are truly delighted to offer this purpose built two bedroom apartment, located on the sea front. Immaculately presented communal area and lift leading to the fourth floor. Spacious apartment with an amazing panoramic sea view, from the balcony. Large main reception room and modern fitted kitchen with, integrated fridge, freezer, washing machine and dishwasher. Master bedroom with fitted wardrobe and en-suite shower.

Viewing are highly recommended to fully appreciate what this amazing property has on offer. No Upper Chain.

The apartment features; communal entrance and allocated parking space to the rear. Entrance hallway and lounge/diner with double glazed uPVC door leading to the balcony. Modern fitted kitchen with integrated appliances. Master bedroom with en-suite shower room. Second bedroom or dining room. Modern three piece bathroom suite and overhead shower.

## Ground Floor

**Communal Entrance** - Secure entrance doorway with intercom system. Highly presented foyer, with a lift to all levels and stairs. Rear doorway leading to the private parking area.

## Fourth Floor

**Entrance Hall** - Spacious hallway with large airing cupboard housing the boiler. Electric wall heater. Door leading to-

**Lounge/Diner** - 10' 2" x 21' 7" (3.12m x 6.6m) Double glazed uPVC window to the front, with spectacular views overlooking the bay. Wall mounted electric fire. Two electric wall heaters. Decorative coving to the ceiling. Double glazed uPVC door leading to-

**Balcony** - 14' 7" x 5' 8" (4.47m x 1.73m) (max)  
One sided glass balustrade with chrome rail. Panoramic views, which are truly breathtaking.

**Kitchen** - 7' 10" x 10' 2" (2.39m x 3.12m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit and under display lighting. Electric oven, four ring electric hob and stainless steel extractor fan. Integrated fridge, freezer, washing machine and dishwasher. Floor heater.

**Master Bedroom** - 9' 6" x 13' 6" (2.92m x 4.13m) Double glazed uPVC window to the front aspect, with sea views. Modern fitted wardrobe. Electric wall heater. Door leading to-





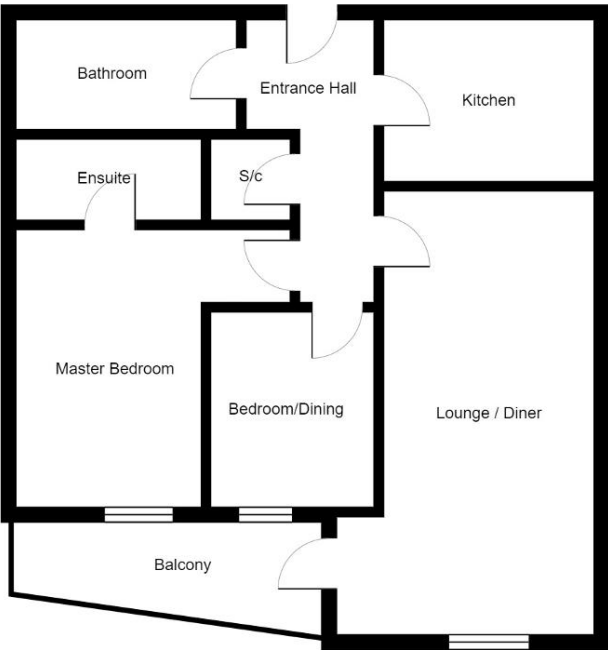
**En-suite Shower** - Modern three piece shower room comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail and tiled walls.

**Bedroom Two/Dining Room** - 9' 5" x 8' 6" (2.89m x 2.6m)  
Double glazed uPVC window with views over Morecambe Bay. Electric wall heater.

**Bathroom** - Modern three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Tiled walls and electric heated towel rail.



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Fourth Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.