

## 2 Bedroom Flat for Sale - £170,000

Grosvenor Apartments, Heysham Road, Heysham, LA3 1GW



### KEY FEATURES

- Two bedroom First Floor Apartment • Popular Residential Location • Lounge With Balcony With Sea Views • Modern Fitted Kitchen • Sea Views From Both Bedrooms • Master Bedroom With En-suite • Allocated Parking Space • Viewings Are Highly Recommended • No Upper Chain

## Description

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

## 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.

## First Floor

**Entrance Hall** - Electric wall heater, cylinder cupboard and storage cupboard. Intercom system.

**Lounge/Dining Area** - 10' 5" x 21' 9" (3.2m x 6.65m) Double glazed uPVC window to the front aspect, with views overlooking the sea front. Double glazed uPVC French doors leading to the balcony. Two wall mounted electric heaters.

**Kitchen** - 5' 9" x 9' 5" (1.76m x 2.88m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Integrated fridge, freezer and washing machine. Decorative overhead spot lights.

**Master Bedroom** - 11' 3" x 10' 3" (3.43m x 3.13m) Double glazed uPVC window to the side aspect with views overlooking the sea and towards Heysham Village. Electric wall heater. Freestanding wardrobes. Door leading to-

**En-suite** - Modern fitted three piece suite comprising; shower cubicle, wash hand basin and low level WC. Tiled walls and heated towel rail.

**Bedroom Two** - 11' 3" x 10' 3" (3.43m x 3.13m) Double





glazed uPVC window to the side, with views overlooking Morecambe Bay. Large free standing wardrobe. Electric wall heater.

**Shower Room** - Modern three piece suite comprising; shower cubicle, vanity wash hand basin and low level WC. Partially tiled walls and heated towel rail.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86  B
69-80	C	75  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.