

## 2 Bedroom Flat for Sale - £75,000

Queen Square, Station Road, Morecambe, LA4 5JL



### KEY FEATURES

- Two Bedroom Purpose Built Apartment
  - Great Investment Opportunity
  - Being Sold With Potential Sitting Tenant
  - Modern Fitted Kitchen And Bathroom
  - Two Double Bedrooms
  - Popular Residential Location
- Viewings Are Highly Recommended



## Description

We are delighted to offer for sale this two bedroom purpose built apartment. We are selling the property with potential sitting tenants, which are currently managed through Jennings Estate Agents. The tenant pays £650 per calendar month.

The property features; secure communal entrance and a lift to all floors. The apartment is located on the first floor. Spacious entrance hallway, two double bedrooms and white three piece bathroom suite. The lounge is open plan to the modern fitted kitchen.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

## First Floor

**Entrance Hallway** - Spacious hallway and cupboard housing the cylinder.

**Lounge** - 13' 11" x 11' 11" (4.25m x 3.65m) Two uPVC double glazed window to the front aspect. Electric wall heater. Open plan to-

**Kitchen** - 7' 8" x 13' 8" (2.37m x 4.18m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor. Space for a washing machine and fridge freezer. Large storage cupboard.

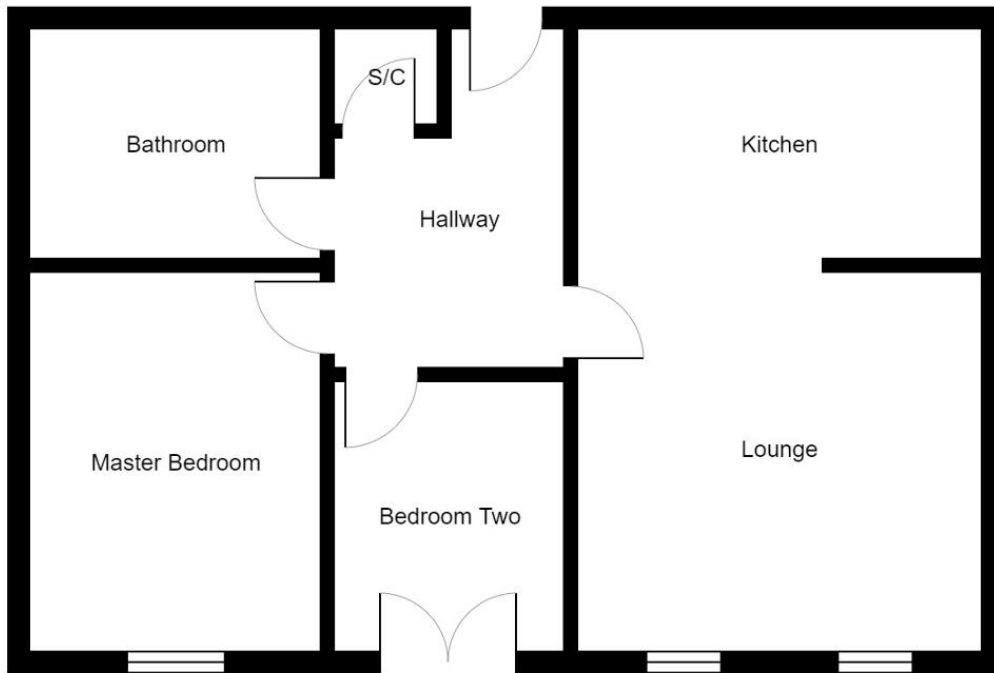
**Master Bedroom** - 10' 0" x 13' 1" (3.05m x 4.01m) Double glazed uPVC window to the front aspect. Wall mounted electric heater.

**Bedroom Two** - 9' 2" x 7' 9" (2.8m x 2.38m) Double glazed uPVC French doors to the front aspect. Wall mounted electric heater.

**Bathroom** - Three piece suite comprising; bath with overhead shower, wash hand basin and low level WC.



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First Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	82   B
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.