MIGHTYHOUSE
ESTATES

https://www.mightyhouse.co.u

4 Ribblesdale Court Euston Road, Morecambe, LA4 5LG

£55,000

The Property Ombudsman

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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

A fantastic opportunity for over 55s looking to downsize with no onward chain.

Situated in the sought-after Ribblesdale Court development, this ground-floor apartment offers comfortable, secure, and easy-to-maintain accommodation. The property comprises an entrance hallway, spacious storage cupboard, bathroom, double bedroom with fitted wardrobes, and a generously-sized living/dining room with a door leading to a small garden area and a small kitchen.

Residents have access to excellent communal facilities, including a welcoming lounge and well-equipped communal kitchen—perfect spaces for socialising or relaxing with neighbours. Additional amenities include a handy communal laundry room, guest facilities for visitors, secure intercom entry, emergency warden alarms, and a convenient lift to all floors.

Externally, you'll find communal gardens and parking spaces available for residents.

The apartment is superbly positioned, just a short walk from the beautiful Morecambe Bay, where you'll enjoy stunning views across to the Lake District hills.

Hallway
Emergency pull cord, intercom, walk in storage cupboard housing the water cylinder and consumer unit.

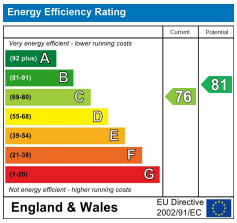
Lounge/Diner
Double glazed door to small garden area, electric storage heater, carpeted floor.

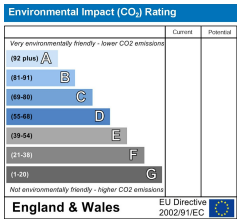
Kitchen
Double-glazed window to the rear, range of wall and base units, four plates electric hob and extractor hood, electric oven, stainless steel sink, wall heater, laminate floor.

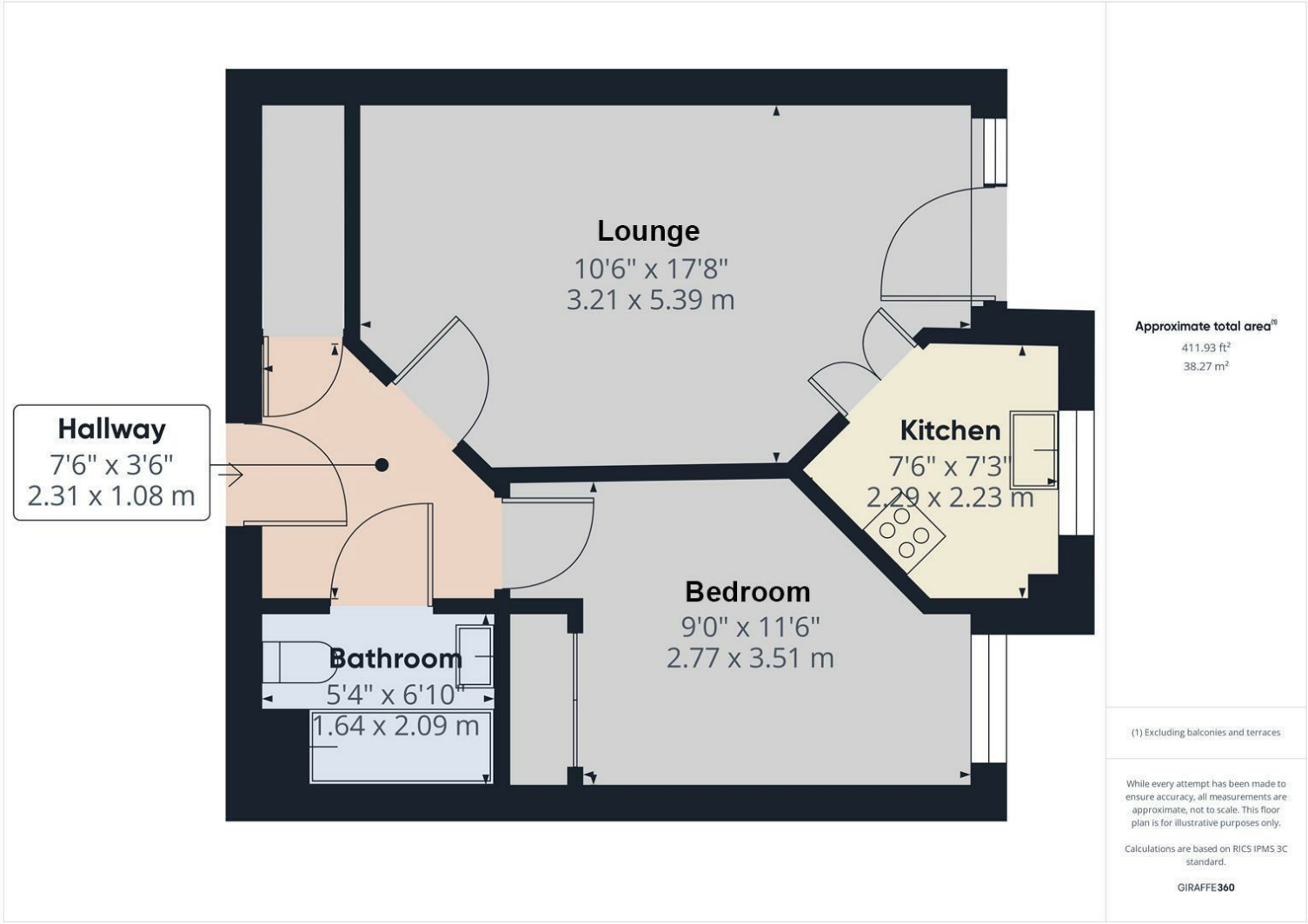
Bedroom
Double-glazed window to the rear, built in wardrobes, emergency pull cord, carpeted floor, electric storage heater.

Bathroom
Bath with Mira electric shower, vanity unit with inset wash hand basin, electric wall heater, extractor fan, W.C.

Useful Information
Tenure Leasehold
125 Years
Start Date November 1994
End Date November 2119
94 years remaining
Council Tax Band (B) £1,873.00






Lounge
10'6" x 17'8"
3.21 x 5.39 m
Hallway
7'6" x 3'6"
2.31 x 1.08 m
Kitchen
7'6" x 7'3"
2.29 x 2.23 m
Bedroom
9'0" x 11'6"
2.77 x 3.51 m
Bathroom
5'4" x 6'10"
1.64 x 2.09 m
Approximate total area(1)
411.93 ft²
38.27 m²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
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