

## Flat 8, 94-96 Euston Road, Morecambe, LA4 5LD



**£65,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

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A well-presented one-bedroom apartment situated on the third floor, offering modern, light-filled living in a highly convenient location.

As soon as you step into the building, you're welcomed by a clean, well-maintained communal area, reflecting the care and attention given to the property as a whole. It creates an excellent first impression and sets the tone for the apartment beyond.

Tastefully decorated throughout in neutral tones, the property is ready to move straight into, making it well-suited to first-time buyers, those looking to downsize, or investors seeking a straightforward, low-maintenance buy-to-let opportunity. The accommodation comprises a bright and spacious open-plan lounge and kitchen area, designed with modern living in mind. The kitchen is well-equipped with contemporary units and ample worktop space. There is a generously sized double bedroom and a stylish, modern bathroom completing the layout.

This apartment offers a great blend of comfort and convenience, located just a stone's throw from Morecambe town centre. You'll have easy access to a wide range of local amenities including shops, cafés, schools, bus routes, train links, and of course, the beautiful Morecambe seafront—perfect for walks along the promenade and enjoying the stunning views across the bay.

Whether you're stepping onto the property ladder, searching for a smart investment, or looking to simplify your lifestyle, this apartment ticks all the boxes.

**Hallway**



Carpeted floor, radiator, consumer unit and intercom.

**Open Plan Lounge/Kitchen**



Lounge area with double-glazed windows to the front, carpeted floor, radiator. Kitchen area with a range of matching wall and base units, integrated fridge/freezer, stainless steel sink, plumbing for washing machine, tile floor, cupboard housing Vaillant combi boiler, four ring gas hob and extractor hood, electric oven.

**Bedroom**



Double-glazed window to the rear, carpeted floor, radiator.

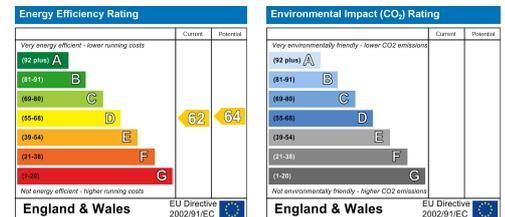
**Bathroom**

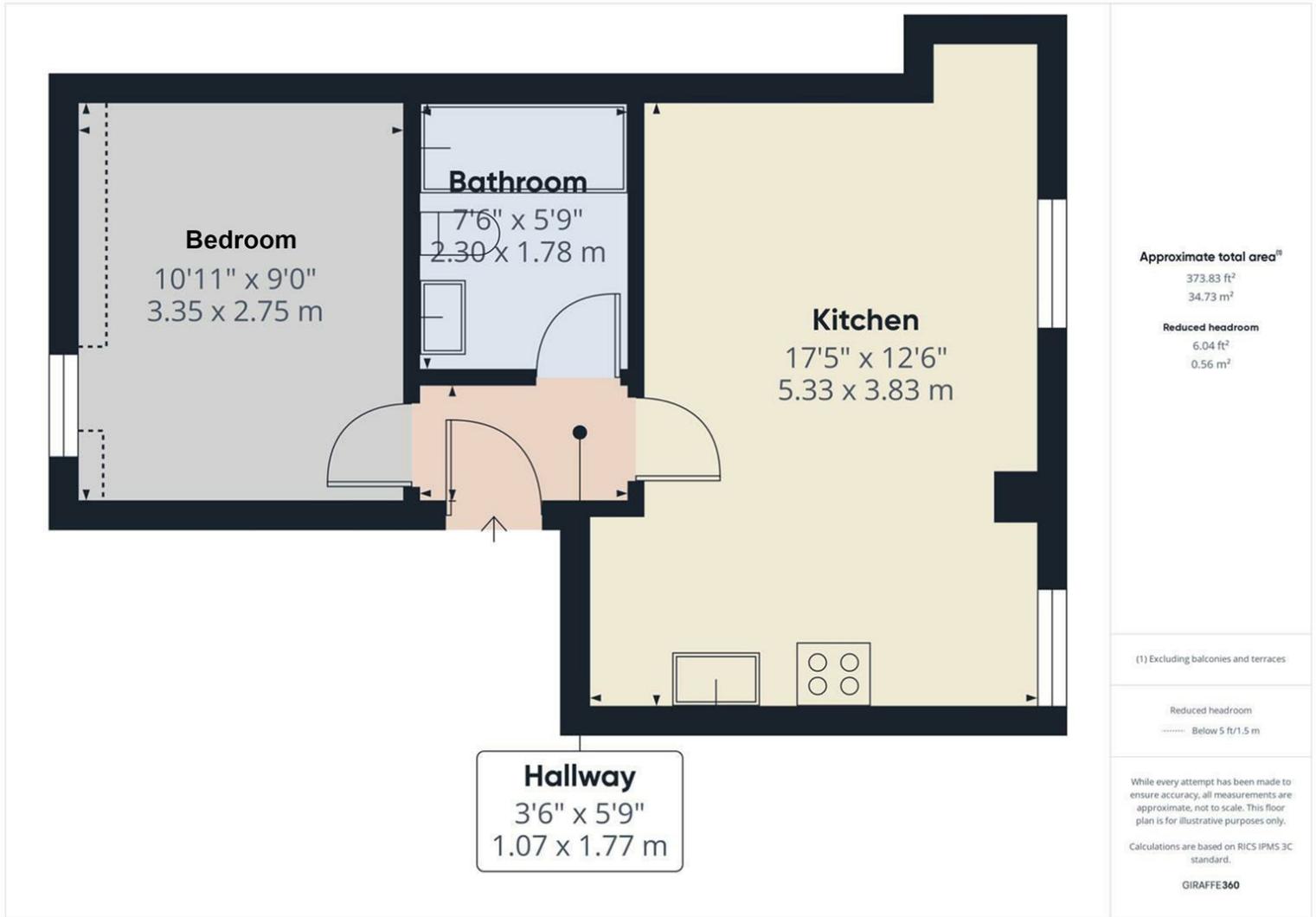


Bath with thermostatic shower, wash hand basin, radiator, tiled floor, W.C.

**Useful Information**

Tenure Leasehold  
999 Years  
Start January 2007  
End Date January 3006  
981 Years Remaining  
Service Charge £118.00 Per Month  
Management Company Parkinson's  
Council Tax Band (A) £1,605.00





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