

# 4 Ribblesdale Court Euston Road, Morecambe, LA4 5LG



**£60,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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

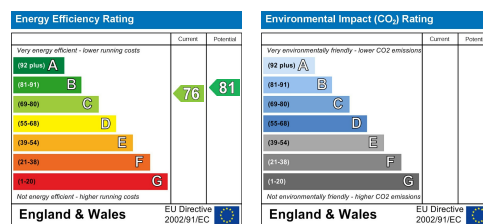
125 Years

Start Date November 1994

End Date November 2119

94 years remaining

Council Tax Band ( B ) £1,873.00

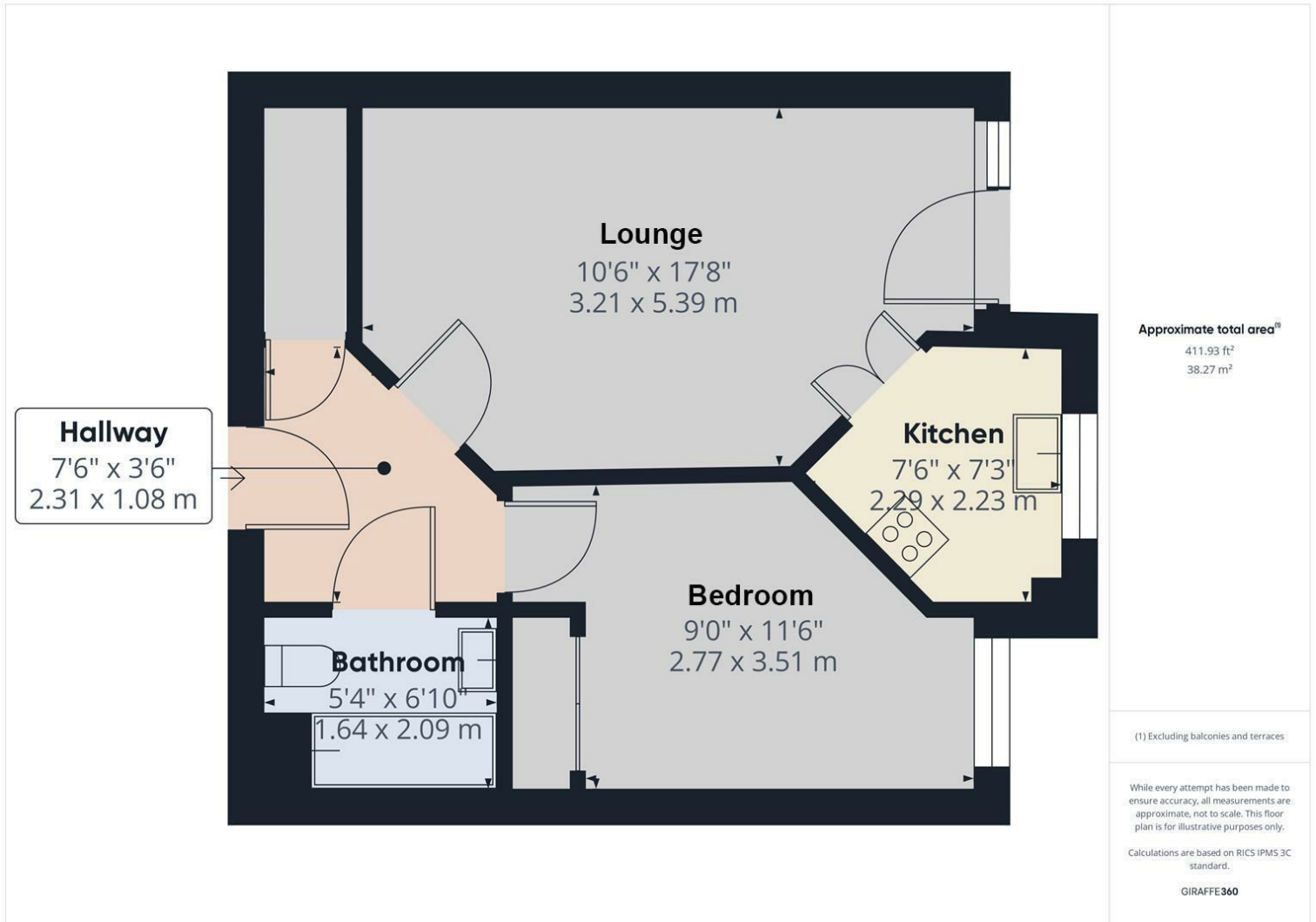


Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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