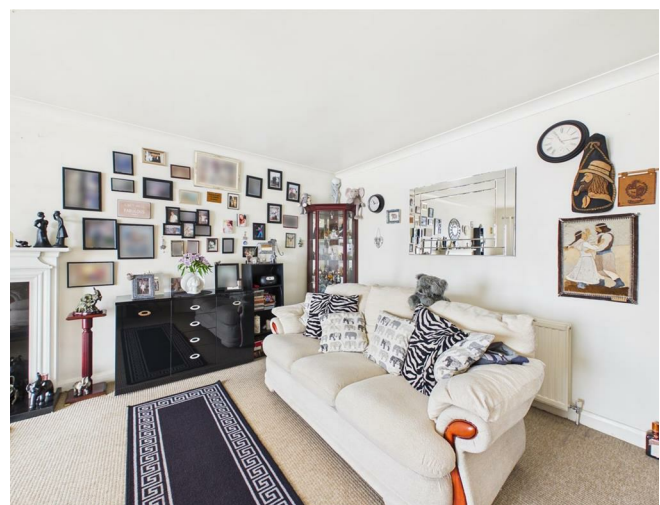
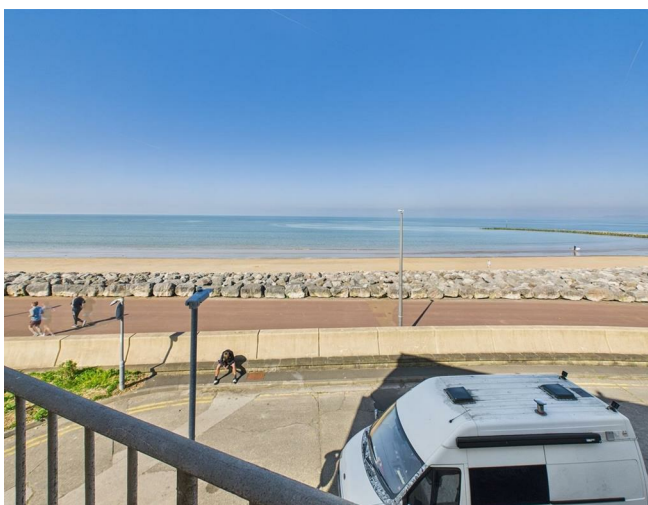


3, Palace Court Sandylands Promenade, Heysham,



£195,000



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

An excellent investment opportunity to acquire a well-presented two-bedroom first-floor apartment enjoying wonderful views across the sea.

The property is being sold with the current tenant in situ, who has occupied the apartment for the past fourteen years, providing a well-established tenancy and an immediate rental income. The property currently generates a gross annual rental income of £8,400, making it an attractive addition to any investment portfolio.

Occupying a prime position within a popular development for the over 55s, this superb freehold first-floor apartment enjoys stunning panoramic views across Morecambe Bay. The ever-changing coastal outlook can be appreciated from the main living areas, creating a wonderful sense of space and tranquillity throughout the home.

The accommodation is both spacious and well presented, comprising two generous double bedrooms, a shower room and a stylish fitted kitchen with a range of integrated appliances and quality finishes. The bright and welcoming lounge provides an excellent space for relaxing or entertaining and benefits from direct access to a private balcony, where the impressive sea views can be enjoyed throughout the day.

Residents benefit from lift access to all floors, ensuring convenience and accessibility, while the property also includes a private garage situated within the lower basement level, fitted with an up-and-over door.

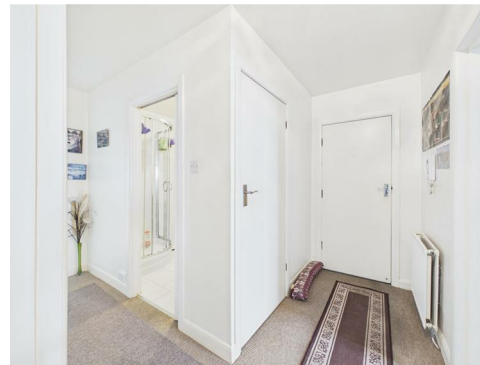
One of the property's most appealing features is its enviable

position opposite the promenade, allowing easy access to the beach and waterfront. The coastline is quite literally on your doorstep, providing the perfect setting for leisurely walks, fresh sea air, and spectacular sunsets across the bay.

Communal Hallway

Large storage cupboard.

Hallway



Walk in storage cupboard, consumer unit, intercom, carpeted floor, radiator.

Open Plan Lounge/Dining Room



Double-glazed window to the side and double-glazed sliding doors leading onto the balcony, where you can enjoy the spectacular views, fireplace with an inset electric fire, carpeted floor and radiator.

Kitchen



Double-glazed window to the front offering lovely views, a range of

crafted cabinets finished in a white high gloss, ceramic sink, breakfast table and stools, four ring gas hob and extractor hood, electric oven, washing machine, integrated fridge and freezer, tile flooring, radiator, Valliant combi boiler.

Bedroom One



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

Bedroom Two



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



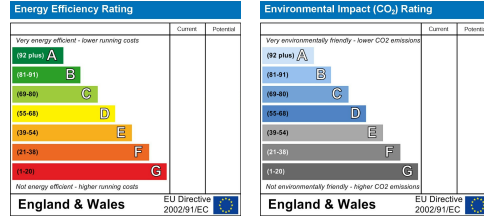
Head Office: 83 Bowerham Road Lancaster LA1 4AQ

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

Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, tiled flooring, W.C.

Garage



Large parking space with an up-and-over door and can be accessed internally from the lift as well as outside.

Useful Information

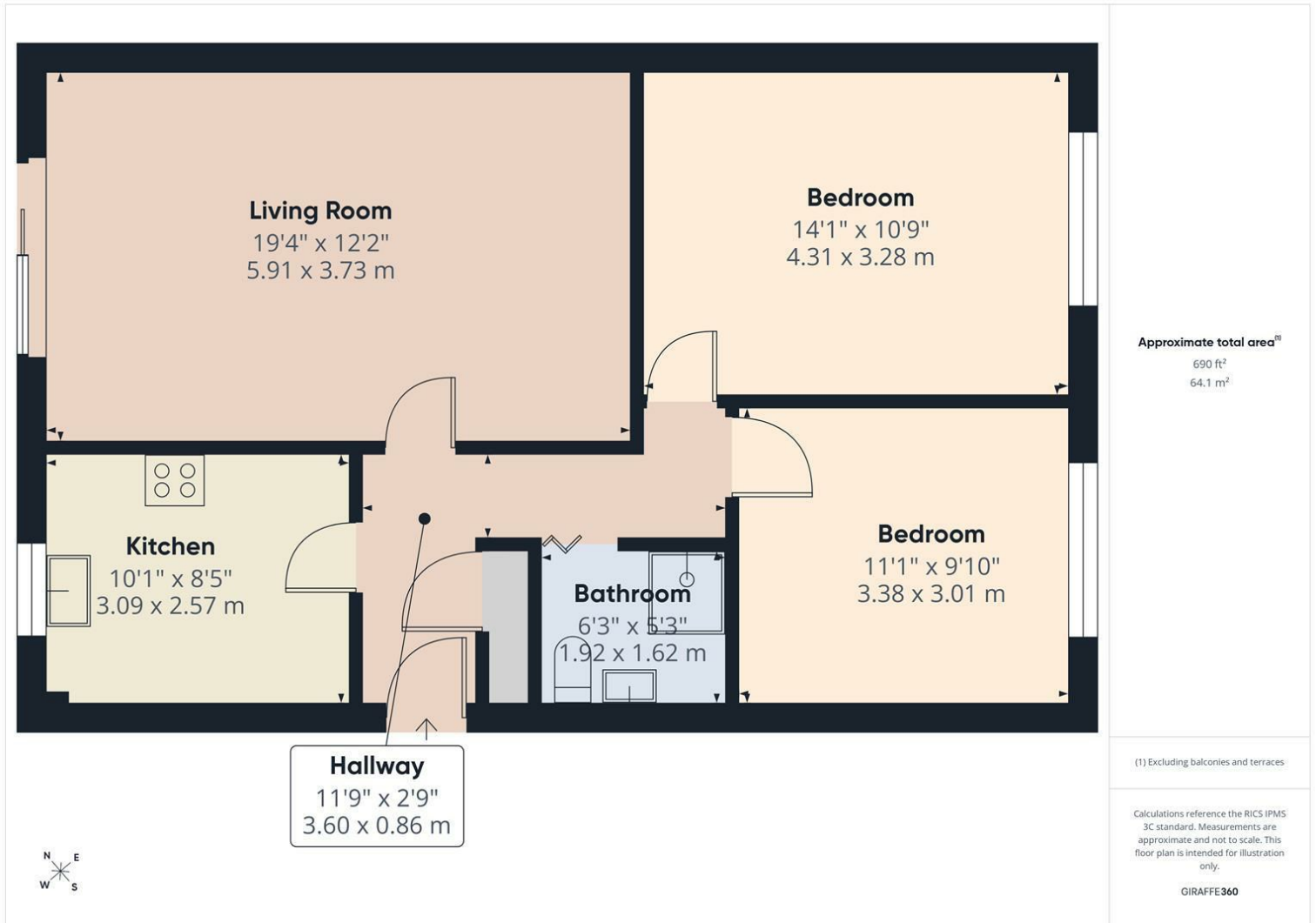
Tenure Leasehold but a share of the freehold
 Council Tax Band (C) £2,225
 Tenant paying £700.00 per calendar month
 Service Charge/Maintenance £400 every 6 months
 No Ground Rent
 Lease 999 years
 Start Date February 1984
 End Date February 2983
 957 Remaining



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