

# 209, Queen Square Station Road, Morecambe, LA4 5JL



**£125,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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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

Introducing a wonderful, spacious two-bedroom apartment that combines an abundance of natural light with an open-plan living design, perfect for those who value comfort and style. This property is highly desirable for both buyers and investors alike.

With its versatile appeal, this second-floor apartment is an ideal opportunity for a variety of buyers—whether you're looking for a comfortable place to call home, a smart investment, or a cosy space to settle into. Situated on the second floor, it also benefits from lift access to all levels and gated parking, providing both convenience and security.

Nestled in the heart of Morecambe, this property offers a vibrant and convenient lifestyle. Families will appreciate the nearby well-regarded primary and secondary schools, while the close proximity to local shops, supermarkets, cafes, and pubs ensures that all essentials are within easy reach. The nearby railway station is perfect for commuters and those looking to explore the surrounding area.

Morecambe's beautiful promenade offers stunning walks and breathtaking sunsets, adding a touch of natural charm to everyday life. This blend of convenience, leisure, and beauty makes the apartment an incredibly attractive place for a buy-to-let investment.

**Entrance Hallway**



Walk-in storage cupboard, housing the water cylinder and consumer unit and carpeted floor.

**Open Plan Lounge/Diner**



Double-glazed windows to the front and a lovely Juliette balcony, dining area, carpeted floor and electric radiator.

**Kitchen**



Double-glazed windows to the front and side, range of matching wall and base cabinets, four plates electric hob and oven, extractor hood, stainless steel sink, integrated fridge/freezer, plumbing for washing machine and vinyl floor.

**Bedroom One**



Double-glazed windows to the front and side, carpeted floor, electric radiator.

**Bedroom Two**



Double-glazed window to the front, carpeted floor, electric radiator.

**Bathroom**



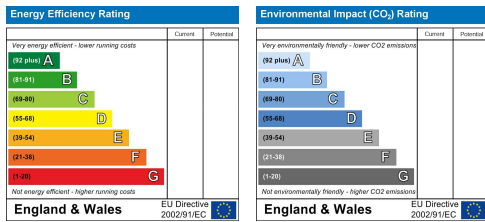
Panelled bath with thermostatic shower, wash hand basin, electric wall heater, extractor fan, vinyl floor, W.C.

**Outside**



## Lease Details & Useful Information

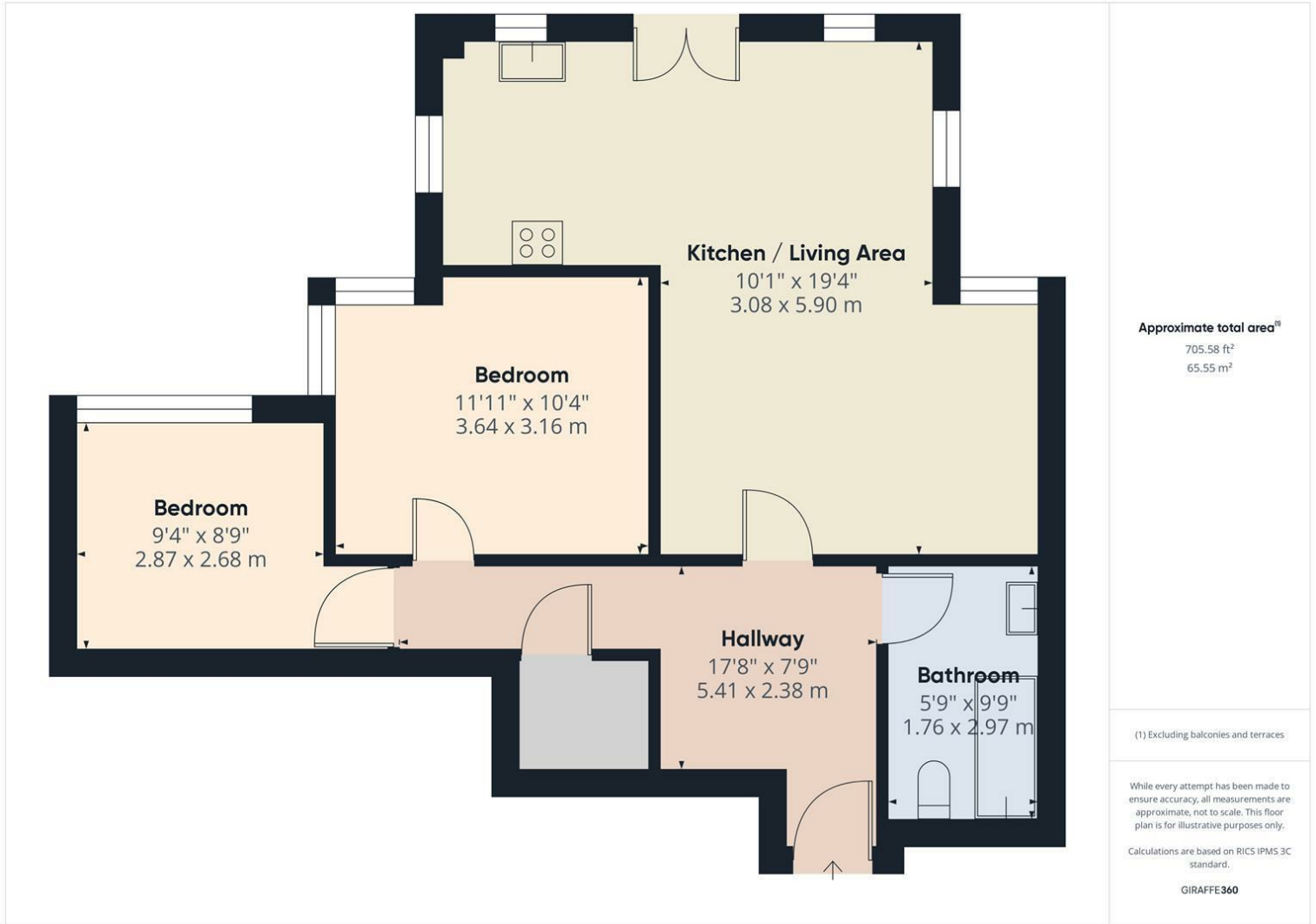
Tenure Leasehold  
 999 Years  
 Start Date 2009  
 End Date 2258  
 Years remaining 984  
 Lift To All Floors  
 Service Charge £150.00 per month  
 Ground rent is £200.00 per annum  
 Council Tax Band (B ) £1756.26  
 Management company Block Buddy



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