

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



**£145,000**

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



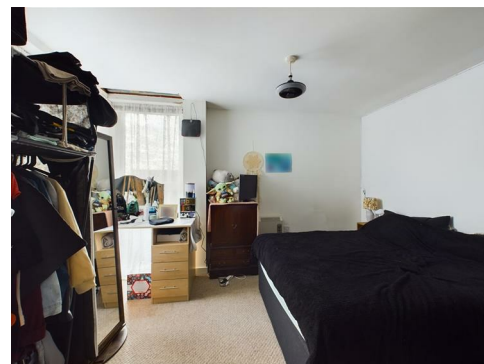
Double-glazed windows to the front and a lovely Juliette balcony, dining area, carpeted floor and electric radiator.

## Kitchen



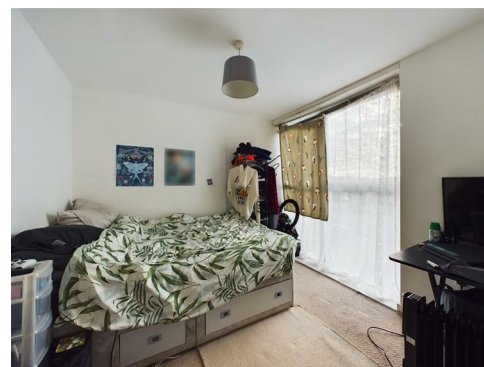
Double-glazed windows to the front and side, range of matching wall and base cabinets, four plates electric hob and oven, extractor hood, stainless steel sink, integrated fridge/freezer, plumbing for washing machine and vinyl floor.

## 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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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

