

Flat 42, Elms Hall Elms Road, Morecambe, LA4 6DD



£285,000

Exceptional Second Floor Apartment in the Prestigious Elms Hall, Bare Village

Set within the highly regarded Elms Hall development in the heart of Bare, this superb second floor apartment offers elegant living in one of the area's most sought-after coastal locations. Just moments from the seafront and within easy walking distance of Bare Village's excellent amenities, cafés, shops, and transport links, the setting perfectly combines convenience with peaceful seaside living.

Designed exclusively for the over-55s, this secure gated development provides a wonderful sense of community along with lift access to all floors and secure underground parking, making it ideal for those seeking comfort, security, and a more relaxed lifestyle.

From the moment you step through the doors into the beautifully maintained communal hallway, the exceptional standard of care throughout the building is immediately apparent. The apartment itself is equally impressive, offering spacious and well-designed accommodation filled with natural light.

A generous entrance hallway leads through to a useful utility room and into the stunning lounge, where large windows create a wonderfully bright and welcoming living space. The stylish kitchen diner is fitted with integrated appliances and a breakfast bar, providing the perfect space for both everyday living and entertaining.

The principal bedroom benefits from a dressing area and modern en-suite facilities, while a further double

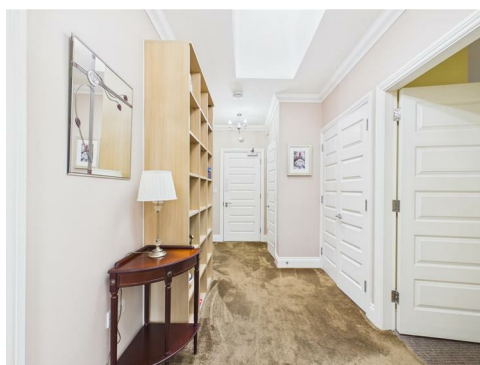
bedroom and contemporary shower room complete this fantastic apartment.

Communal Entrance Hallway



Access to the lower ground car park, post boxes and seating area.

Hallway



Double glazed skylight, carpeted floor, electric radiator.

Walk in Utility Area

Plumbing for washing machine, consumer unit, water tank, vinyl floor,

Lounge



Double glazed window and shutters, carpeted floor, electric radiator, double doors to the kitchen.

Kitchen/Diner



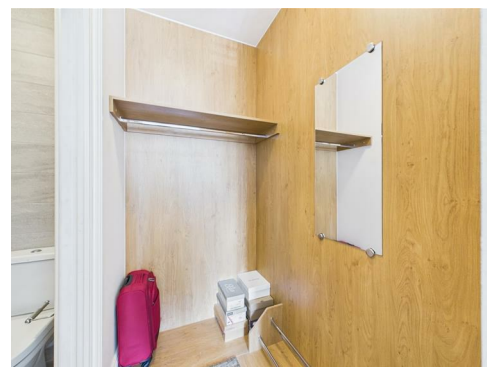
Double glazed skylight, range of matching cabinets with complimentary work surfaces, breakfast bar and stools, waist high electric oven and integrated microwave, four plate electric hob and extractor hood, stainless steel sink, integrated fridge/freezer, vinyl floor, electric radiator.

Bedroom One



Double glazed window and shutters, built in wardrobes, carpeted floor, electric radiator, door to the en-suite.

Dressing Area



Dressing area and storage.

En-Suite Shower Room



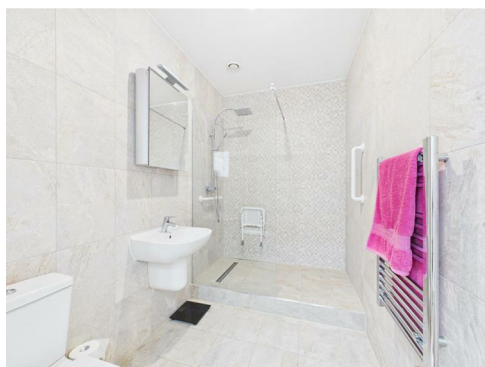
Shower cubicle with thermostatic shower, wash hand basin, electric radiator, tiled floor, extractor fan, radiator.

Bedroom Two



Double glazed window and shutters, built in wardrobes, carpeted floor, electric radiator,

Shower Room



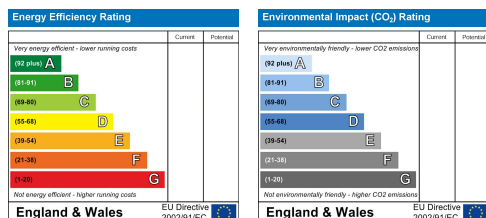
Thermostatic shower, wash hand basin, electric radiator, heated towel rail, tiled floor, W.C.

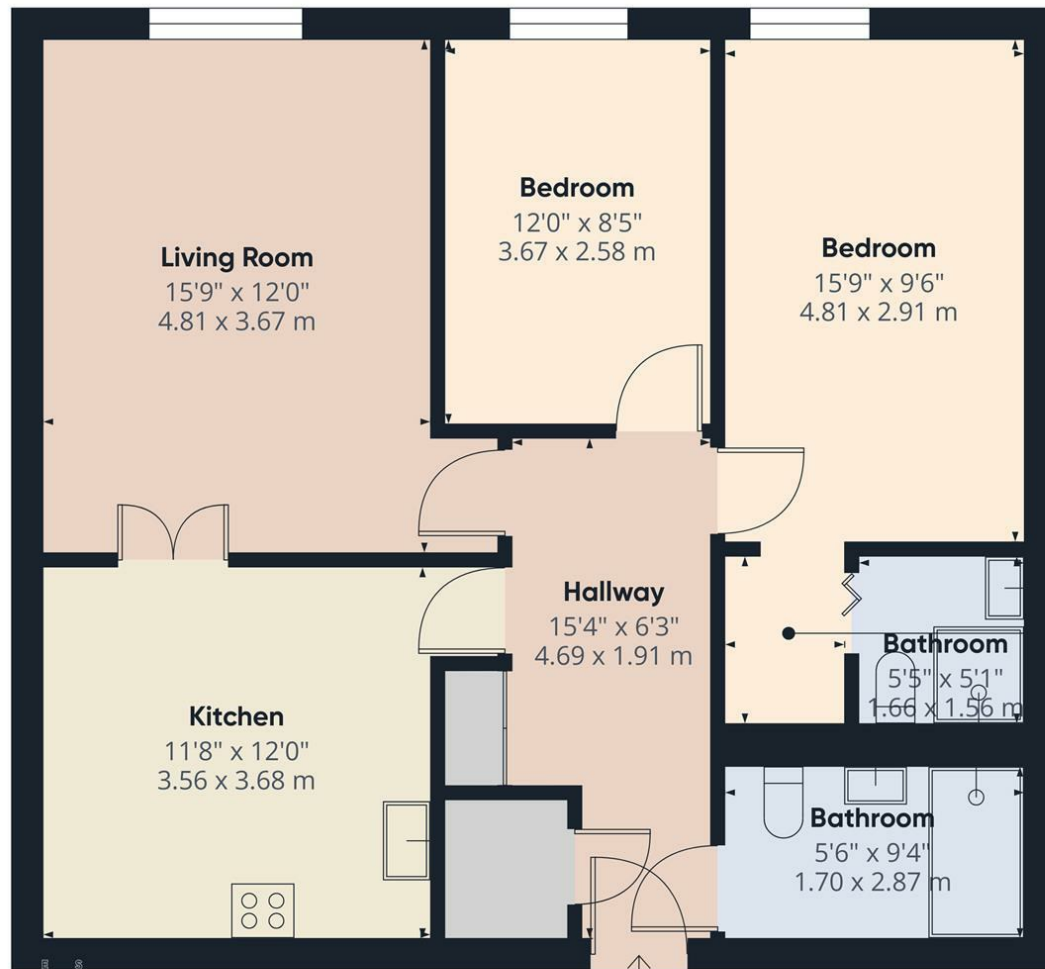
Outside

Gated communal gardens and seating areas, access to the underground parking.

Useful Information & Lease Details

Tenure Leasehold
999 Years
Start Date August 2014
End Date April 3011
Years Left 985
Service Charge £2,062.70 per annum. Paid every 6 months
No Ground Rent
Council Tax Band (C) £2,225
Over 55s Allocated parking space number (42)
NO PETS ALLOWED





Approximate total area⁽¹⁾
809 ft²
75.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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