

502 Queen Square, Station Road  
Morecambe, LA4 5JL

Apartment - Purpose Built

Price Guide

£170,000

# 502 Queen Square, Station Road Morecambe, LA4

Apartment - Purpose Built

**MIGHTYHOUSE**  
ESTATES

## Overview

- NO CHAIN
- GREAT INVESTMENT FOR A BUY TO LET
- TWO DOUBLE BEDROOMS
- FAR REACHING VIEWS FROM THE MASTER BEDROOM
- SECURED GATED PARKING
- LEASEHOLD
- FIRST TIME BUYERS HOME
- OPEN PLAN LIVING
- LIFT TO ALL FLOORS
- GOOD LOCAL AMENITIES

## Selling your home?

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**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Entrance Hallway

Double glazed window allowing lots of natural light, storage cupboard housing the water cylinder and electric meter, access to the loft which is part boarded.

### Open Plan Kitchen/Lounge

Lounge area with double glazed windows to front and side, electric wall heater, carpeted floor. Kitchen area with a double-glazed window to the side, range of matching wall and base units, four plates electric hob and oven, extractor hood, plumbing for washing machine, built-in fridge/freezer, stainless steel sink, vinyl floor.

### Bedroom One

Double-glazed windows to the rear and side let in an abundance of natural light as well as offering

far-reaching views, an electric wall heater and carpeted floor.

### Bedroom Two

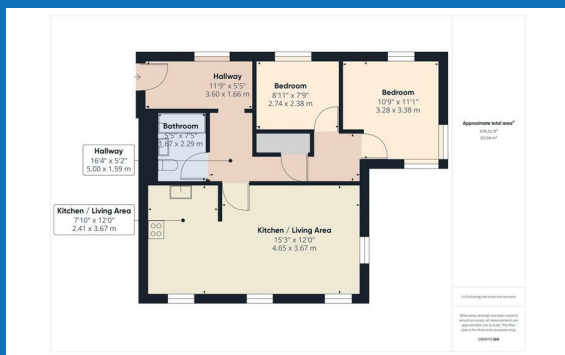
Double-glazed window to the side, an electric wall heater and carpeted floor.

### Bathroom

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

### Useful Information

Tenure Leasehold  
250 Years  
Start Date 2009  
End Date 2258  
Years remaining 233  
Lift To All Floors  
Service Charge is to be confirmed.  
Ground rent is to be confirmed.  
Council Tax Band (B )  
£1756.26  
Management company  
Block Buddy



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2010/31/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.