



Ground Floor Flat, 369 Marine  
Road East, Morecambe, LA4  
5AQ

369 Marine Road East, , Morecambe

## *The property at a glance*



- Ground Floor Apartment with the Promenade on your door step!
- One Bedroom
- Large Living Room with Sea Views
- Fitted Kitchen with Fridge Freezer and inbuilt Microwave
- On Street Parking
- Communal Hallway
- Viewing is a must
- Available Now
- EPC Rating D
- Double Glazed and Gas Central Heating



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01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

£695

# Get to know the property



Nestled in the charming coastal town of Morecambe, this delightful apartment on Marine Road East offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The apartment features a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen area, while not specified, is typically designed to be functional and efficient, allowing for easy meal preparation.

Living in Morecambe means you can enjoy the stunning views of the bay and the picturesque sunsets that this coastal location is renowned for. The area boasts a variety of local shops, cafes, and restaurants, ensuring that all your daily needs are within easy reach. Additionally, the nearby promenade offers a lovely space for leisurely walks and outdoor activities.

This apartment presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a vibrant community. Don't miss the chance to make this charming apartment your new home.



# Ground Floor Flat, 369 Marine Road East, Morecambe, LA4 5AQ



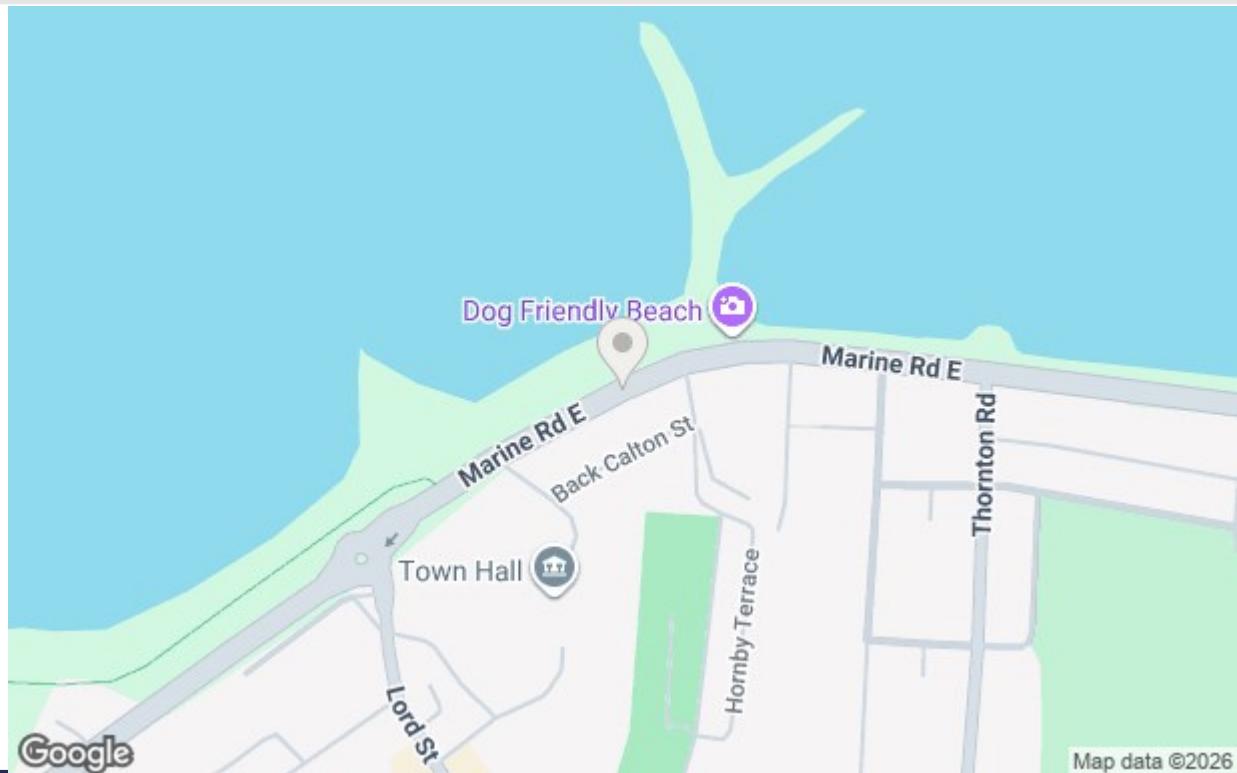
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# Take a nosey round



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

### 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

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