



38 Clarence Court, Bare,  
Morecambe, LA4 6DL

38 Clarence Court, Bare, Morecambe

## *The property at a glance*



- Beautiful Second Floor Apartment For Over 55's
- Two Double Bedrooms
- Spacious Lounge
- Juliette Balcony Enjoying Lovely View
- Located Directly Opposite Lift & Stair Access
- Communal Lounge & Laundry Room
- Village Location, Close To Seafront
- Tenure: Leasehold
- Property Band: C
- EPC:



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info@gfproperty.co.uk  
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**Offers Over**  
**£125,000**

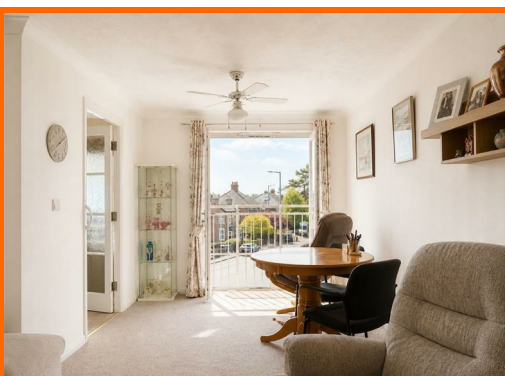
# Get to know the property

Welcome to this beautiful retirement apartment located in Clarence Court, Bare, Morecambe, designed specifically for those aged over 55. This delightful second floor flat offers a serene living experience with two well-proportioned bedrooms, perfect for accommodating guests or creating a comfortable study space.

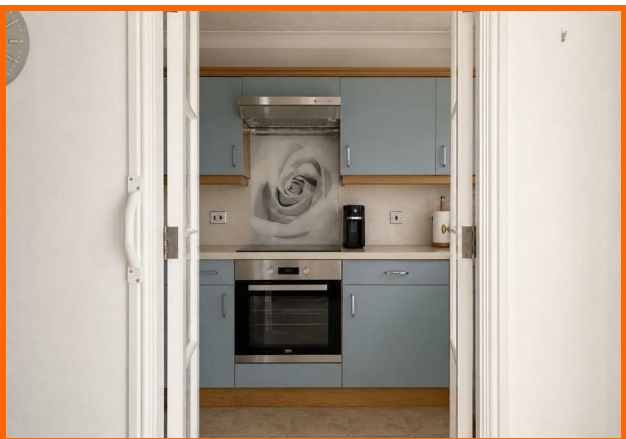
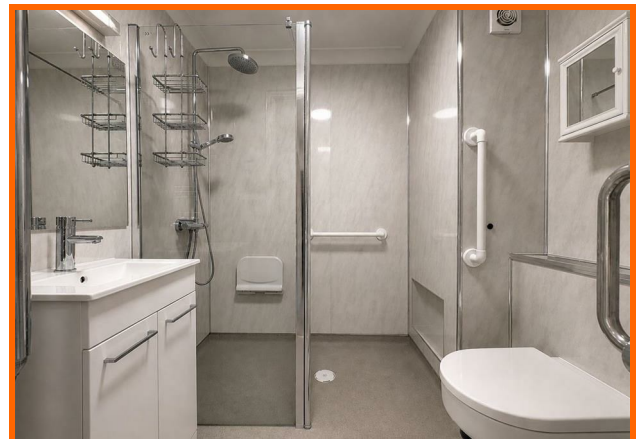
As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining friends and family. The lounge features a charming Juliette balcony, allowing you to enjoy lovely views and fresh air, enhancing your living experience.

The property is easily accessible via both a lift (opposite front door) and stairs, ensuring convenience for all residents. Nestled in the heart of Bare village, this apartment is just a stone's throw away from the picturesque seafront, where you can enjoy leisurely walks along the coast or partake in various local amenities.

This flat not only offers a comfortable living space but also a vibrant community atmosphere, making it an excellent choice for those looking to embrace a fulfilling retirement lifestyle. Don't miss the opportunity to make this lovely apartment your new home.



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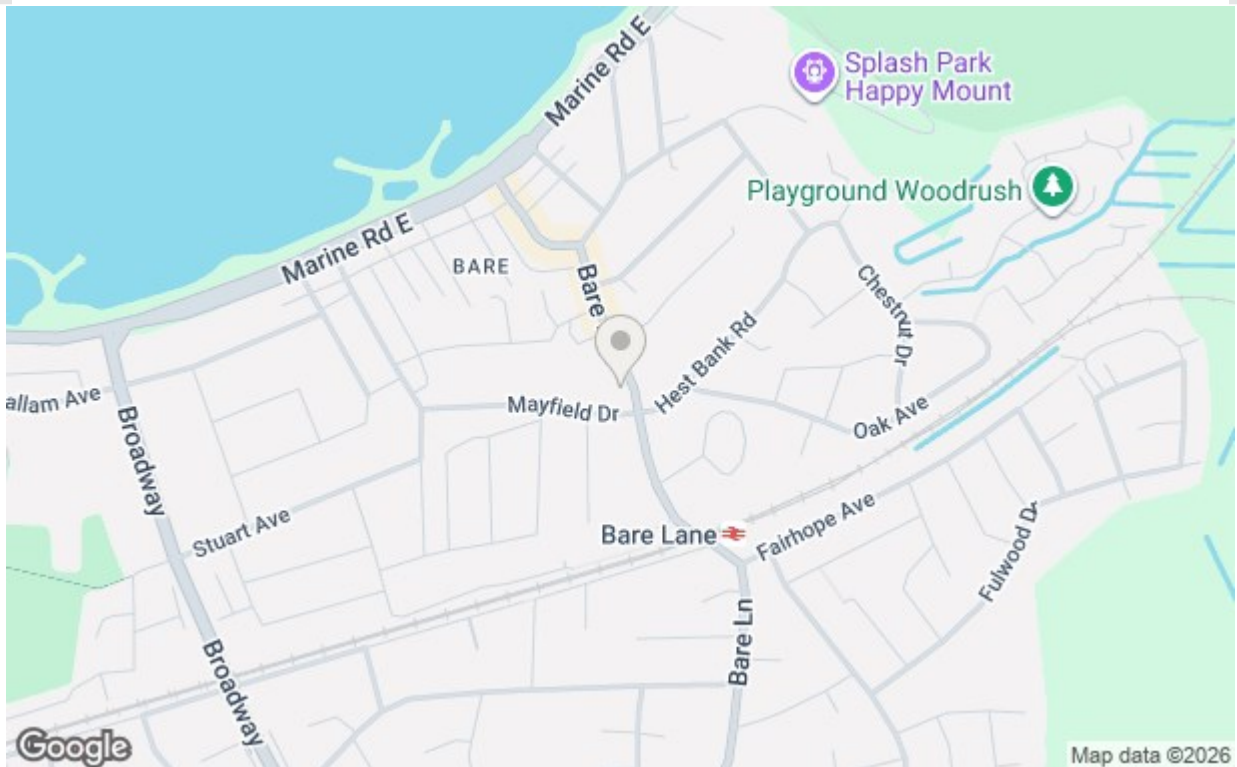
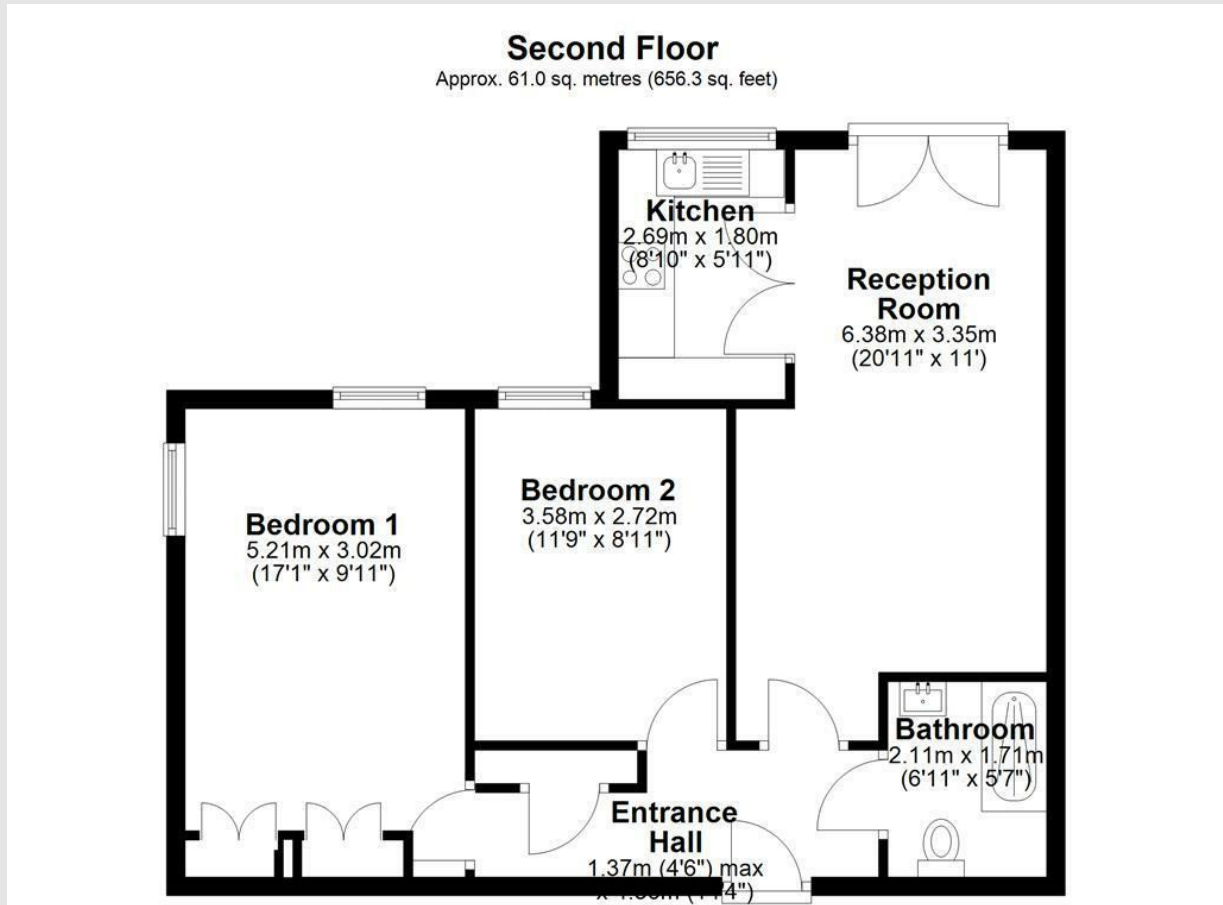
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	