



18 Empress Court Marine  
Road East, Morecambe,  
LA4 5AN

18 Empress Court Marine Road East, , Morecambe

## ***The property at a glance***

2  1  1 

- Two Bedroom Apartment Lift To All Floors
- Sea Front Views
- Spacious Reception Room
- Easy Access To The Beach
- Cosy Reception Room
- Three Piece Bathroom
- Allocated Parking Bay
- Tenure Leasehold
- Council Tax Rating: B
- EPC Rating: C



Get in touch today

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# **£125,000**

# Get to know the property



## A CHARMING TWO BEDROOM APARTMENT ON THE SEA FRONT

Welcome to this charming two-bedroom apartment located on Marine Road East in the picturesque town of Morecambe. Situated right on the seafront, this property offers not only a stunning view but also a prime location for those who appreciate coastal living.

As you step into this apartment, you are greeted by a spacious reception room that is perfect for relaxing after a long day. The layout of the apartment provides a comfortable and cosy atmosphere, ideal for creating a warm and inviting home.

With two bedrooms, this apartment offers flexibility for various living arrangements, whether you need a guest room, a home office, or simply extra space for your hobbies. The bedrooms provide a peaceful retreat, allowing you to unwind and recharge while enjoying the soothing sound of the waves just outside your window.

Living on the seafront not only offers breathtaking views and a sense of tranquillity but also provides easy access to the beach for leisurely strolls or the local shops and amenities, everything is on your doorstep.

Don't miss the opportunity to make this delightful apartment your own and experience the joys of coastal living in Morecambe!

### Commercial entrance

Third Floor.

### Entrance

Hard wood door to entrance.

### Hall

13'5 x 2'10

Central heated radiator, loft access, dado rail, door to reception room, door to kitchen, door to bedroom , door to bedroom two.

### Reception Room

12'7 x 10'4

For UPVC double glazed window, central heated radiator, dado rail and a television point.

### Kitchen

12'7 x 7'9

UPVC double glazed window, central heated radiator, wall and base units with laminate tops, single oven, four ring gas hob, tile splash back, extractor fan, stainless steel sink with mixer taps and draining board, plumbing for washing machine, space for fridge freezer, boiler, part tiled laminate flooring.

### Bathroom

8' x 4'8

UPVC double glazed frosted window, central heated radiator, low WC, pedestal sink with traditional taps, panelled bath with traditional taps, direct feed shower, part tiled laminate flooring.

### Bedroom Two

10'7 x 7'9

UPVC double glazed window and central heated radiator.

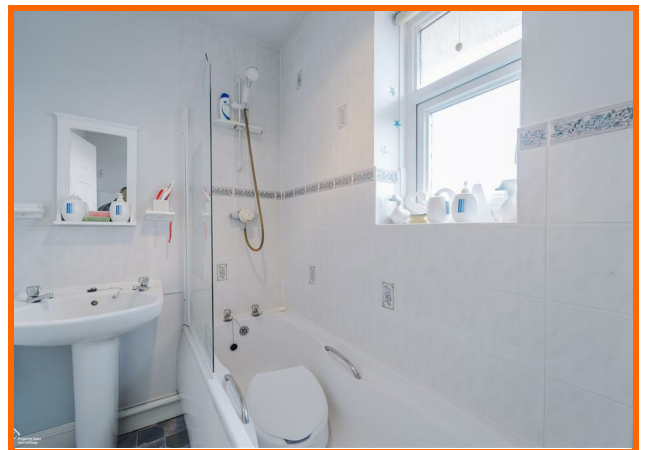
### Bedroom One

10'7 x 10'5

UPVC double glazed window and central heated radiator.



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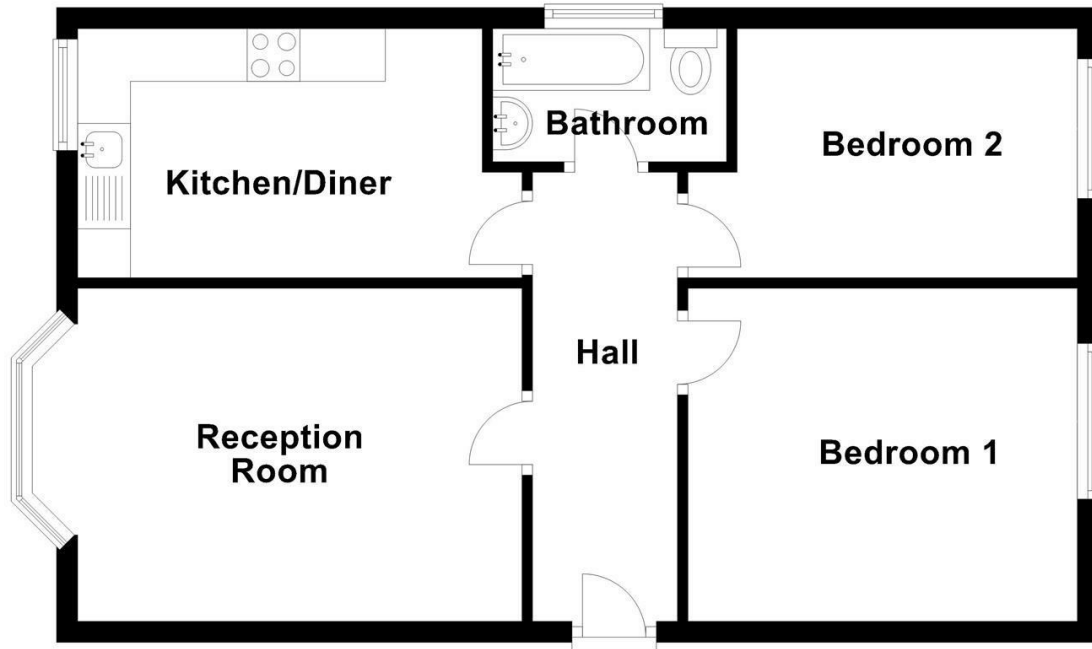
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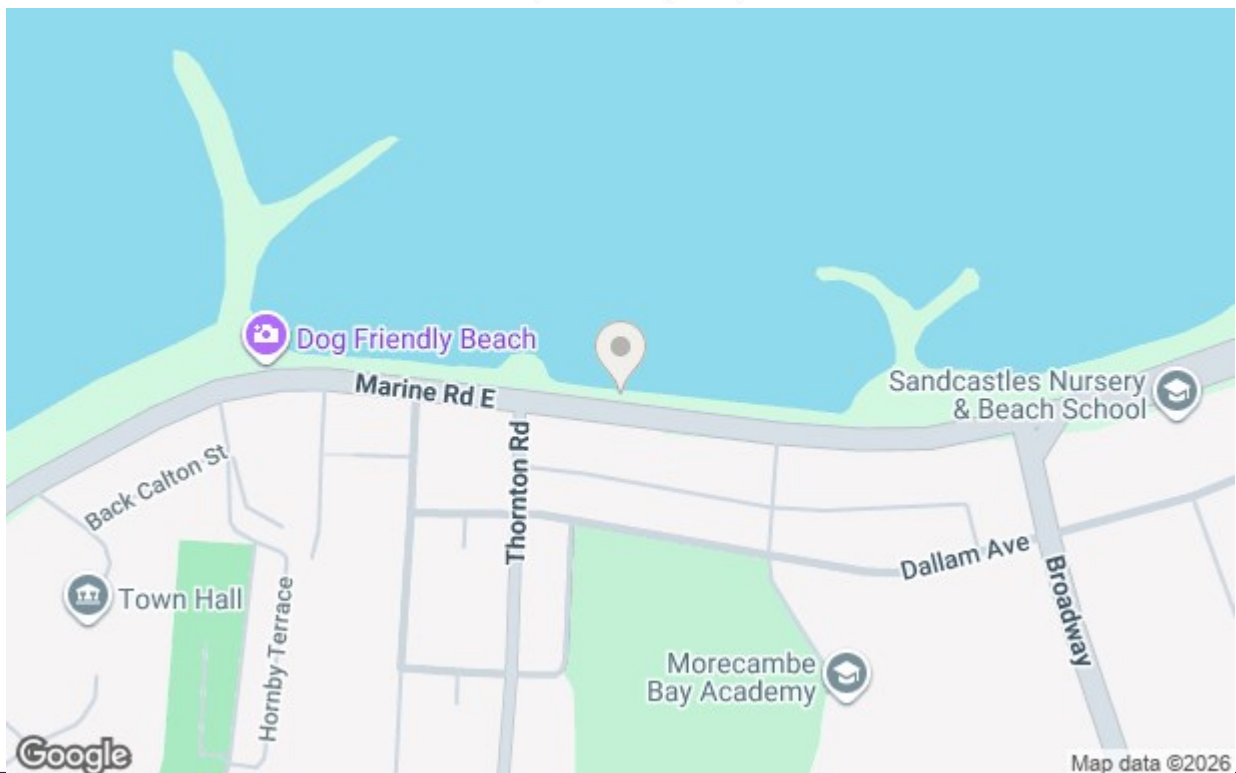
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# Take a nosey round

## Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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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			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-28) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			