



12A, Elms Hall Elms Road,
Bare, Morecambe, LA4
6DD

Elms Hall, Elms Road, Bare, Morecambe

The property at a glance

2  2  1 

- Ground Floor Apartment For Over 55's
- Open Plan Living
- Two Bedrooms
- En-suite to master
- Modern Family bathroom
- Desirable Village Location - Amenities, Happy Mount Park, Seafront
- Outside decked area, Allocated Underground Parking Space
- Leasehold
- Council Tax Band C
- EPC - C



Get in touch today

01524 401402
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£280,000

Get to know the property



Nestled on Elms Road in the charming coastal town of Morecambe, this delightful apartment offers a perfect blend of comfort and modern living. The property features a lovely two-bedroom ground floor flat, ideal for individuals or small families seeking a welcoming home.

The main bedroom is a standout feature, complete with ample closet space and a convenient ensuite bathroom, providing a private retreat for relaxation. The second bathroom adds to the practicality of the flat, ensuring that all residents have their own space.

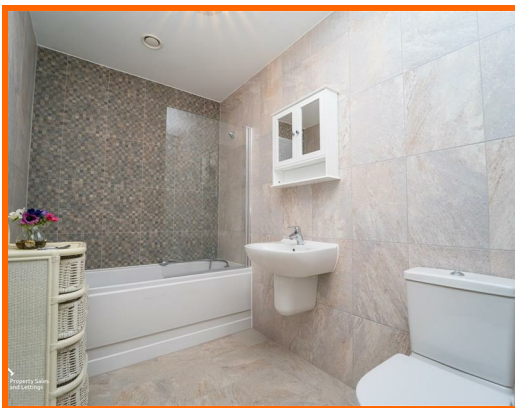
The bright reception room is designed with an open-plan layout that seamlessly connects to the kitchen, creating a warm and inviting atmosphere for both entertaining guests and enjoying quiet evenings at home. Natural light floods the space, enhancing the overall sense of openness and comfort.

Step outside to discover a charming outdoor decking area, perfect for alfresco dining or simply soaking up the sun on warm days. This outdoor space adds an extra dimension to the property, allowing for enjoyable moments in the fresh air.

With its appealing features and prime location, this apartment on Elms Road is a wonderful opportunity for those looking to embrace the relaxed lifestyle that Morecambe has to offer. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress.

For further information, please contact the office at your earliest convenience.

****When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before a memorandum of sale can be issued.****





Entrance Hall

5.16m x 2.11m (16'11 x 6'11)

Solid wood door, coving, smoke alarm, electric room heater. Doors leading to bathroom, utility, bedroom one, bedroom two and reception room leading through to Kitchen diner

Utility

1.50m x 1.19m (4'11 x 3'11)

Double doors opening to Plumbing for washing machine and also houses hot water cylinder, vinyl floor.

Bathroom

3.02m x 1.88m (9'11 x 6'2)

Electric room heater with electric towel radiator, fully tiled walls, extract fan, dual flush WC, wall mounted sink with mixer tap, panelled around bath with mixer tap and shower, tiled floor.

Reception Room

5.16m x 4.24m (16'11 x 13'11)

UPVC double glaze leaded windows x2, electric room heater, coving, UPVC double glazed French doors lead to decking. Room also open to kitchen/ Diner.

Kitchen/ Diner

4.24m x 2.41m (13'11 x 7'11)

UPVC double glaze window, electric room heater, smoke alarm, panelled in line wall and base units, laminate worktops, one and a half stainless sink with mixer tap, glass splashback, extractor fan, four ring electric hob, high-rise electric oven, built in microwave, space for fridge freezer with vinyl floor and open to reception room.

Bedroom 1

3.02m x 2.36m (9'11 x 7'9)

UPVC double glazed window, electric room heater, built-in wardrobe, closet space door lead to ensuite and dressing area.

En-suite

1.60m x 1.52m (5'3 x 5'0)

Electric room heater, extractor fan, full tile walls, dual flush WC, wall mounted sink with mixer tap and corner shower Direct feed, tiled floor.

Bedroom 2

4.01m x 2.72m (13'2 x 8'11)

UPVC double glazed window, electric room heater.

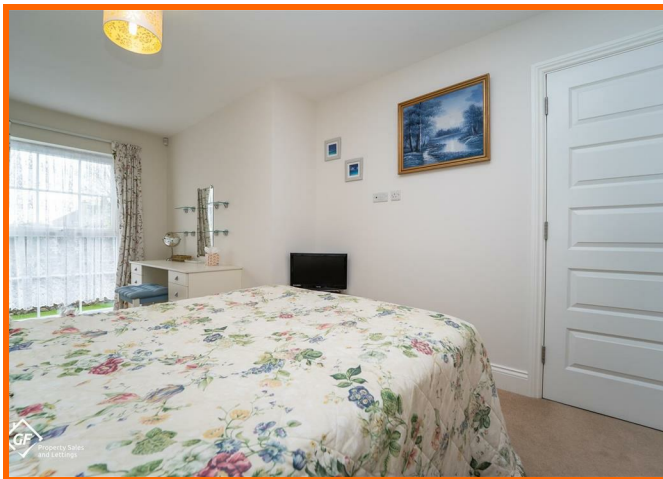
External

Decking Area

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Ground Floor

The ground floor plan shows a large **Reception Room** on the right side. To its left is the **Kitchen/Diner** area, which includes a sink, stove, and refrigerator. Below the Kitchen/Diner is a **Utility** room. The central part of the floor is an **Entrance Hall** with a front door labeled **IN**. To the left of the Entrance Hall is a **Dressing Area** and a **Bathroom**. Further left is an **En-suite** bathroom. At the top of the plan are **Bedroom 1** and **Bedroom 2**. The plan also shows several windows and a front door.



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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-49) G		
Not energy efficient - higher running costs		

Current: 73 Potential: 82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

Current: 82 Potential: 73

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