



RIBBLESDALE COURT, EUSTON ROAD, MORECAMBE OIRO £79,950

Leasehold

INACTIVE

Well-proportioned 2 bedroom third floor apartment,
 Purpose built town centre development for over 56's,
 On site House Manager, residents' lounge & laundry room,
 Spacious lounge diner, fitted kitchen, 3-piece bathroom,
 2 double bedrooms, communal gardens. NO CHAIN

Well-proportioned two bedroom apartment located on the third floor of this purpose built development for residents over the age of 56. Originally built by McCarthy and Stone in the heart of Morecambe town centre within close proximity of bus routes and shops. 'Ribblesdale Court' offers independent living with the peace of mind that 24 hour support is provided on-site in case of emergency. There is also a lift to all floors, residents' lounge, laundry room and a guest suite to accommodate visiting friends and relatives (charge payable). The accommodation is uPVC double glazed throughout and has electric storage heaters. The apartment itself briefly comprises: private entrance, hallway with storage, spacious lounge diner with access into the fitted kitchen with integrated oven and hob, two double bedrooms; one with built-in mirror fronted wardrobes and three-piece bathroom. Outside the property, there are well-maintained communal gardens. In summary, this property will appeal to the retired/semi-retired buyers seeking a secure, low maintenance home in a highly convenient location. Sold with vacant possession and NO CHAIN.

COMMUNAL ENTRANCE

Intercom entry system.

COMMUNAL HALLWAY

Access to:

Site manager's office, residents' lounge, laundry room and guest suite to accommodate friends and relatives (charge payable).

LIFT & STAIRCASE TO ALL FLOORS

PRIVATE ENTRANCE

HALLWAY

Telephone intercom entry system. Electric storage heater. Built-in storage cupboard housing the electric meter and consumer unit. Airing cupboard with shelving and light housing the hot water cylinder tank. Ceiling light.

LOUNGE DINER 6.95m (max) x 3.24m (max) (22'9" x 10'7")

uPVC double glazed window to the rear elevation overlooking the communal gardens. Electric storage heater. TV points. Telephone point. Coving. Three wall lights. Electric power points. Glazed double doors into:

KITCHEN 2.31m (max) x 2.00m (max) (7'7" x 6'7") (Irregular shape)

uPVC double glazed window to the rear elevation. Fitted base units, wall units and drawers with complementary working surfaces and inset sink. Built-in 'Tricity Bendix' electric cooker, four ring 'NewWorld' ceramic hob and cooker hood above with extractor fan and light. Space for under counter fridge and freezer. Tiled to all walls. Electric fan heater. Ceiling light. Electric power points.

BEDROOM ONE 4.81m x 3.05m (15'9" x 10'0")

uPVC double glazed windows to the side and rear elevations. Electric storage heater. Built-in wardrobe with mirror fronted doors. Two wall lights. TV point. Electric power points.

BEDROOM TWO 4.81m x 2.79m (max) (15'9" x 9'2")

uPVC double glazed window to the rear elevation. Electric storage heater. TV point. Two wall lights. Electric power points.

BATHROOM/WC 2.06m x 1.69m (6'9" x 5'7")

uPVC double glazed window to the side elevation. Three piece coloured suite comprising bath with wall mounted 'Mira' electric shower, wash hand basin set into a vanity unit and wc. Fully tiled floor to ceiling. Wall mounted mirror with light. Electric fan heater. Ceiling light.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

Well-maintained lawned garden areas.

TENURE Leasehold – 125 years from 1 November 1994

Service Charges - £1458 payable half yearly

Ground Rent - £293.68 payable half yearly

Service charge includes: buildings insurance, window cleaning, gardener, maintenance of communal areas.

SERVICES

Mains water, mains drainage, mains electric, NO mains gas. Local Authority Lancaster City Council. Council Tax Band C. Amount payable for the financial year 2024/25 being £2093.88. Please note that this is a verbal enquiry only. We strongly recommend that potential purchasers verify the information direct.

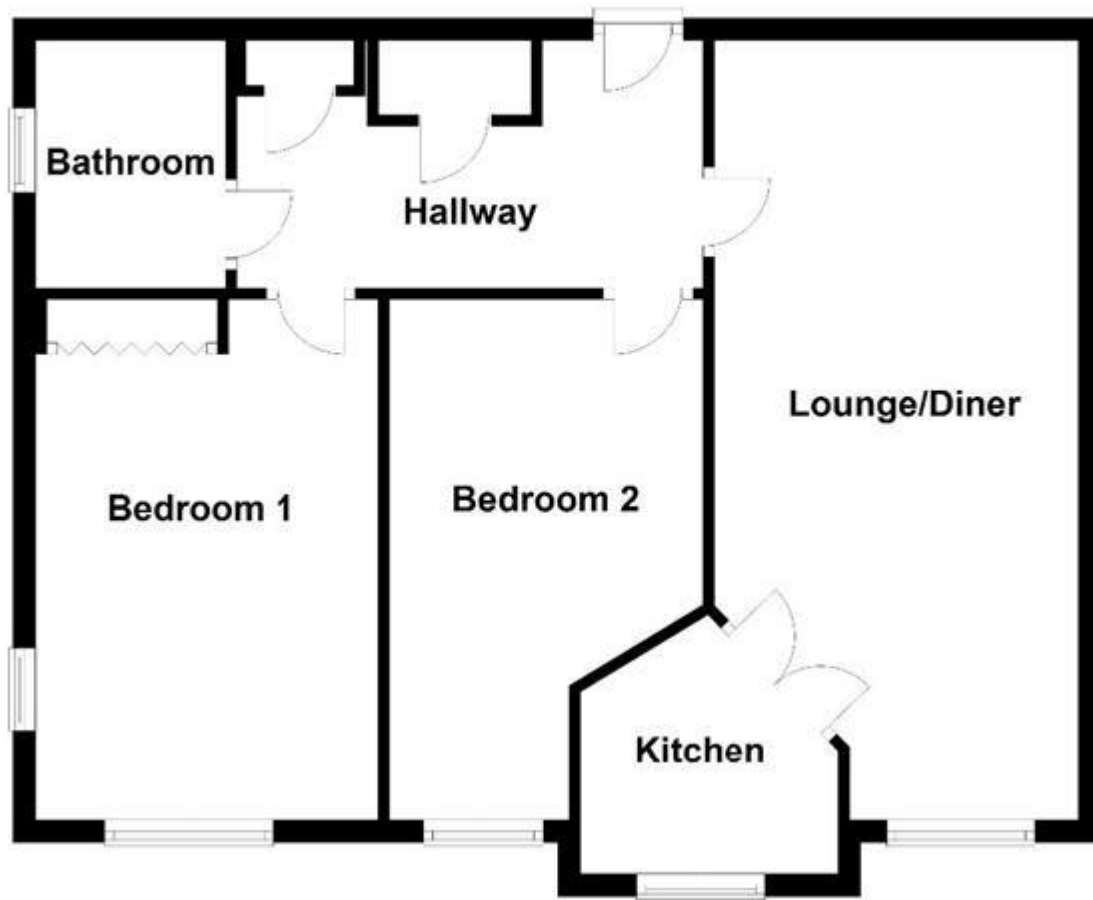
Council Tax Band: C (Lancaster City Council)


Tenure: Leasehold (95 years)

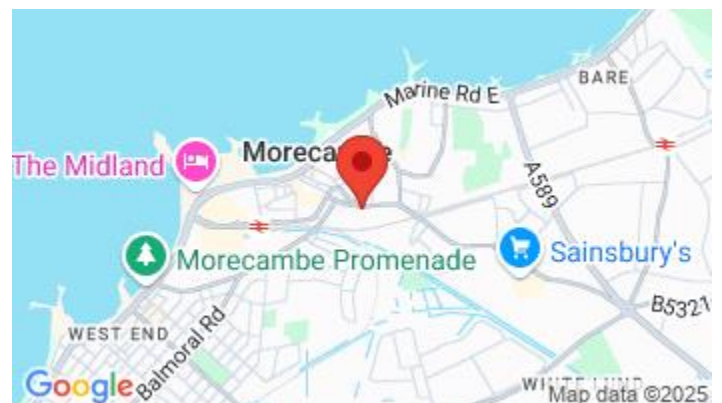


RIBBLESDALE COURT, EUSTON ROAD, MORECAMBE
OIRO £79,950 Leasehold

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.