



Flat 27

Empress Court, Morecambe

Looking for space, sea views and secure coastal living? This three-bedroom apartment at Empress Court offers panoramic bay views, two balconies, lift access, parking and a private garage.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Panoramic bay views that change with the light and seasons
- Two private balconies for morning coffee or evening sunsets
- A spacious living room made for relaxing and entertaining
- Three true double bedrooms offering flexibility and comfort
- Main bedroom with en-suite and balcony access
- Open-plan kitchen with quartz worktops and included white goods
- Lift access, allocated parking and a private garage
- Share of freehold giving owners a voice in the building's future







ALLOCATED PARKING

1 Parking Space

ON STREET

1 Parking Space

GARAGE

Single Garage

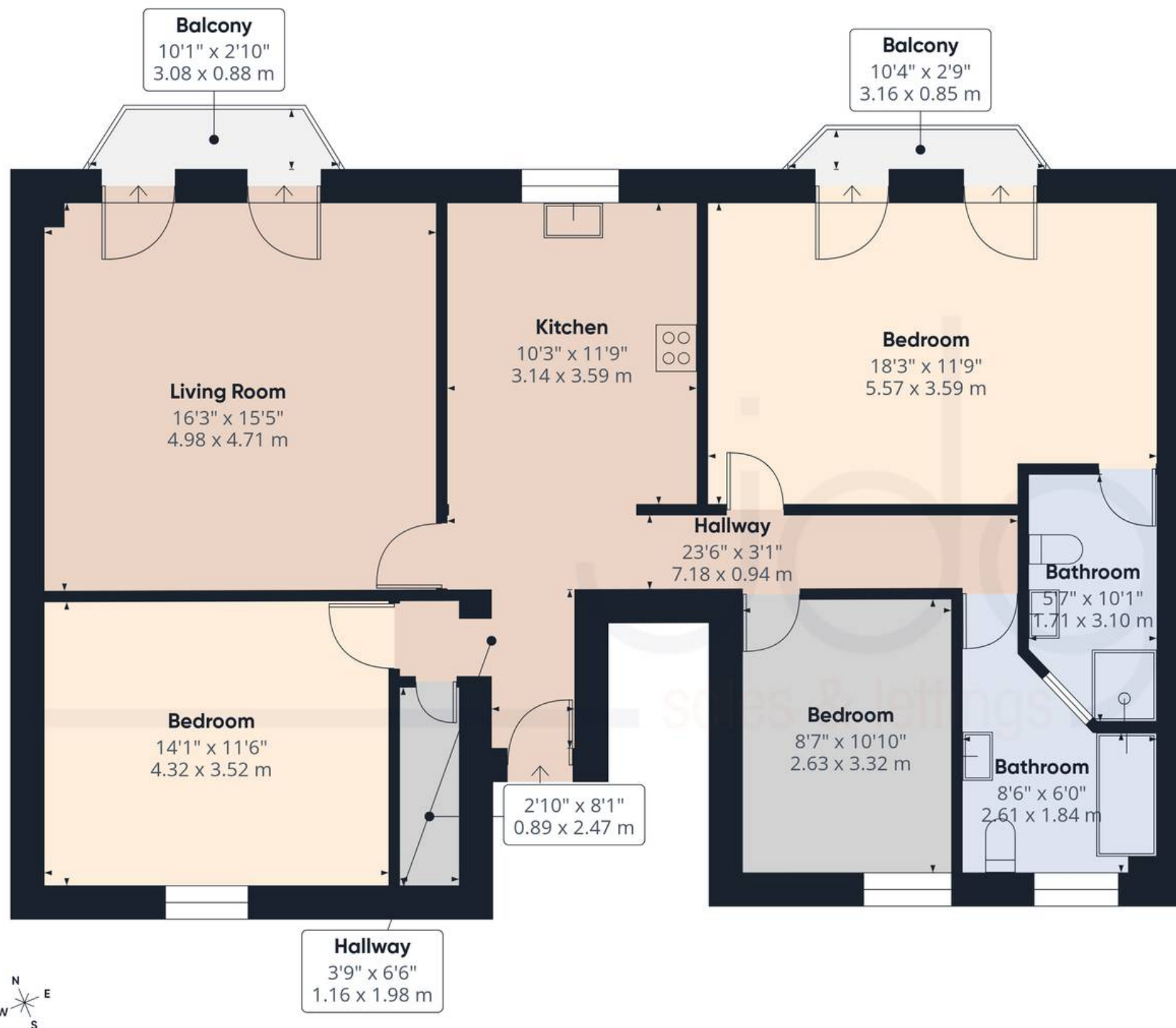












Approximate total area⁽¹⁾

1098 ft²

101.9 m²

Balconies and terraces

51 ft²

4.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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