



**FLAT 24 CROFT HOUSE,
GROSVENOR CLOSE,
POULTON-LE-FYLDE,
FY6 7AH**

OFFERS OVER £75,000



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***** WELL PRESENTED RETIREMENT APARTMENT WITH NO CHAIN*****

This first floor apartment for the over 60's occupies a sought after and popular development just off Derby Road close to Poulton centre. Warden assisted and set with in well-maintained gardens the property briefly comprises; communal hall with resident's facilities including lounge, laundry and hairdressing.

Elevator or stairs to first floor. Good size lounge, fitted kitchen, double bedroom and shower room with vanity unit and W.C. Economy 7 heating and double glazing. Maintained communal gardens and parking.

No Chain.



LOCATION: Found just off Derby Road, which in turn leads from Breck Road (SAT NAV FY6 7AH). A short walk from Poulton centre and it's varied amenities.

STYLE: A first-floor purpose built retirement apartment. Warden assisted.

ACCOMMODATION: Secure front entrance with intercom entry system. Communal hallways, providing access to the resident's lounge, laundry, hairdressing and house manager's office. Lift and stairs to all floors. Flat No.24; Private entrance hall with useful storage cupboard and additional airing cupboard. Lounge and kitchen with fitted appliances. Double bedroom with fitted wardrobe and bedside cabinets, modern shower room.

OUTSIDE: Beautifully maintained landscaped communal gardens and a large forecourt area to the front with lots of parking for residents and guests.

SERVICES: All mains services are connected with the exception of gas, double-glazing and Economy 7 heating are installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band C (Wyre Council).

TENURE: We are advised the tenure of the property is leasehold. Details to be confirmed by solicitors.

VIEWING: By telephone appointment through the Agents office.

EPC: C