



**7 ALEXANDER COURT,  
CHAPEL STREET,  
POULTON-LE-FYLDE,  
FY6 7BQ**

**£59,995**



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## WARDEN ASSISTED TOWN CENTRE RETIREMENT APARTMENT WITH NO ONWARD CHAIN

This GROUND FLOOR retirement apartment occupies an extremely convenient town centre position with all amenities on the doorstep. The flat briefly comprises; double bedroom, lounge, kitchen and shower room. The complex provides 24 hour emergency call system, laundry room, lounge with Kitchenette. A visitors room is also available with pre booking. Parking facilities, UPVC double-glazing and Economy 7 heating.

Viewing comes highly recommended and No Chain.



**LOCATION:** Alexander Court is a conveniently situated retirement development, built by Fairclough homes for the over 60's with all town centre amenities on the doorstep.

**STYLE:** A GROUND floor purpose-built apartment. Warden assisted.

**CONDITION:** A well-maintained apartment with neutral décor, updated kitchen and wet room.

**ACCOMMODATION:** Front and rear entrances with security entry-phones. Communal hallways, also providing access to the resident's lounge, laundry room and house manager's office, lift to all floors. Apartment; private entrance hall with airing cupboard and small storage cupboard, good size lounge with box bay window and fitted kitchen leading off. Double bedroom with fitted wardrobes and shower room / W.c combined (wet room)

**OUTSIDE:** Communal areas, and parking at the rear.

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

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

**TENURE:** We are advised the tenure of the property is leasehold with 62 years remaining. A service charge of £415.87 per calendar month is payable and a ground of £214.15 per annum. Purchasers must seek clarification of this from their solicitors.

**VIEWING:** By telephone appointment through the Agent's office.