



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

£97,500



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15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butsonblofeld.co.uk

***** WELL MAINTAINED GROUND FLOOR RETIREMENT APARTMENT*****

This ground floor two bedroom apartment for the over 60's is located in a sought after and popular development just off Derby Road close to Poulton centre. Warden assisted and set within beautiful, manicured gardens the building has communal resident's facilities including lounge, laundry and hairdressing. A wide communal hallway leads to the spacious and corner position apartment which comprises; lounge with 'tilt & slide' patio doors, fitted kitchen, master double bedroom, bedroom 2 /dining room and bathroom W.C. Economy 7 heating and double glazing. Maintained communal gardens and parking.



LOCATION: Found just off Derby Road, which in turn leads from Breck Road. A short walk or scooter ride into Poulton centre and it's varied amenities.

STYLE: A ground-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 9; Private entrance hall with airing and storage cupboard, lounge with sliding patio doors onto the gardens and fitted kitchen. Master double bedroom with fitted wardrobe, bedroom two currently used as a dining room. Bathroom with vanity unit and W.C combined.

OUTSIDE: Private well maintained communal gardens, large front forecourt providing 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 D (Wyre Council).

EPC RATING- To follow

TENURE: We are advised the tenure of the property is leasehold. A monthly charge of approx. £280.00 covers the buildings maintenance and reserve fund, the ground rent is currently £135.00 per annum.

VIEWING: By telephone appointment through the Agents office and is highly recommended