



**20 GRIZEDALE COURT, FOREST GATE,
BLACKPOOL,
FY3 9AP**

£64,000



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*****NO ONWARD CHAIN / FIRST FLOOR RETIREMENT APARTMENT*****

This first floor purpose built apartment is found within a well maintained and popular development built by Fairclough Homes close to Stanley Park and Blackpool town centre. The block comprises 38 apartments in total built over three floors and comes warden assisted and 24-hour emergency call system.

The property briefly comprises; communal hall with resident's facilities including lounge, games room, laundry and hairdresser facilities. First Floor: Private apartment entrance, lounge, kitchen, bedroom and bathroom/W.C. economy 7 heating and double glazing.

Maintained communal gardens and parking facilities.



LOCATION: Found cornering Forest Gate and Beech Avenue, a short drive from Blackpool centre with all its amenities and other neighbouring towns.

STYLE: First-floor purpose-built retirement apartment. Warden assisted. Age from 60 years.

CONDITION: Comfortably maintained and ready to walk into.

ACCOMMODATION: Secure front entrance with intercom entry system. Communal hallways, providing access to the resident's lounge, laundry and house manager's office. Lift to all floors. No.20; Private entrance hall with storage cupboard, lounge with large bay window and arch leading to the kitchen. Double bedroom with built in wardrobe, bathroom and W.C combined.

OUTSIDE: Private communal gardens and 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: The property is listed as Council Tax Band B (Blackpool Council).

TENURE: We are advised the tenure of the property is leasehold. A yearly management charge of £3,500 covers the buildings maintenance and insurance, the ground rent is currently £228.42 per annum. Full details to be confirmed with solicitors.

VIEWING: By telephone appointment through the Agents office.