

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

**AUCTION STARTING BID OF
£39,950**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.

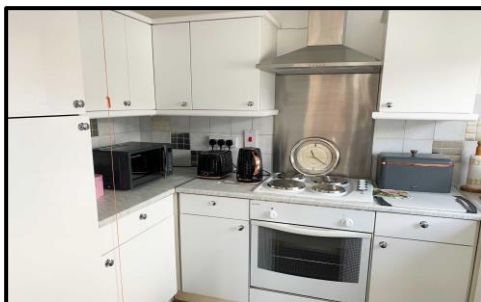


15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butsonblofeld.co.uk

**Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £45,000**

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: 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 with a yearly management charge of £3,500 which covers the buildings maintenance and insurance, the ground rent is currently £228.42 per annum. Full details must be confirmed with solicitors.

VIEWING: By telephone appointment through the Agents office.