



**FLAT 12 GREENBANK,
ARGYLE ROAD,
POULTON-LE-FYLDE,
FY6 7EW**

£94,950



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FIRST FLOOR RETIREMENT APARTMENT IN A POPULAR LOCATION

SITUATED IN A CONVENIENT POSITION AND WITHIN WALKING DISTANCE FOR MOST TO POULTON CENTRE AND ALL IT'S AMENITIES. AROUND THE CORNER A TESCO METRO AND SPAR ALSO PROVIDE ACCESS TO EVERYDAY ESSENTIALS. THIS WELL PRESENTED, FIRST-FLOOR RETIREMENT APARTMENT COMPRISES – HALL, LOUNGE, FITTED KITCHEN, DOUBLE BEDROOM, SMALLER SECOND BEDROOM AND BATHROOM / WC. LANDSCAPED COMMUNAL GARDENS, OFF STREET PARKING, ECONOMY 7 HEATING AND UPVC DOUBLE-GLAZING. VIEWING RECOMMENDED AND NO CHAIN.



LOCATION: 'Greenbank' is a small development of retirement apartments built by Simmons builders approximately 30 years ago. Situated off Argyle Road and Lower Green (SAT NAV FY6 7EW), which is one of the main thoroughfares leading into Poulton centre.

STYLE: A first- floor retirement apartment.

CONDITION: A Well-presented flat in good condition and ready to walk into.

ACCOMMODATION: comprises; ground floor, shared entrance (2 flats) hallway with stairs to the first floor and small landing. Private entrance, hallway with telephone intercom, storage and airing cupboard. Lounge and fitted kitchen, double bedroom with fitted cupboard, second bedroom and spacious bathroom/ W.c.

OUTSIDE: Attractively landscaped communal areas to the front with plenty of parking spaces. To the rear there are southerly facing, private lawned gardens.

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

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

TENURE: We are advised the tenure of the property is leasehold. Maintenance charges are approximately £70 per month.

VIEWING: By telephone appointment through the agents office.

EPC: To follow