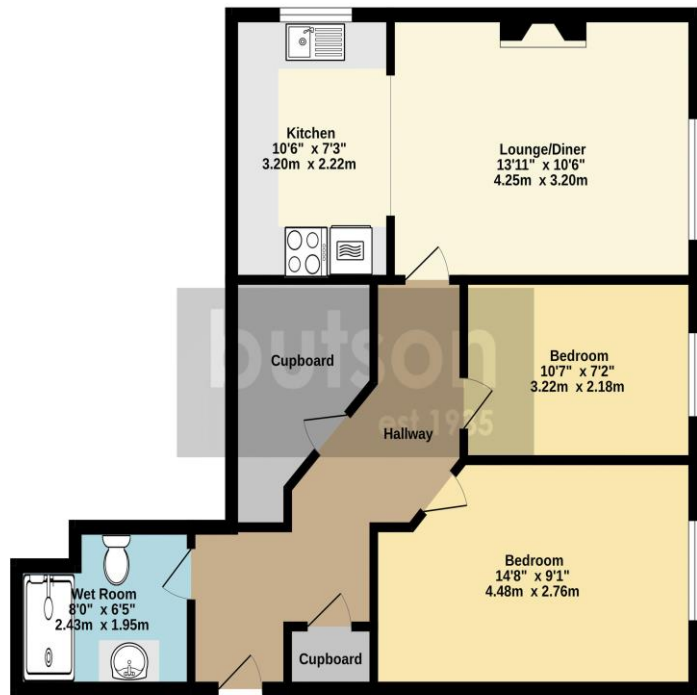


GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Homestyler 12/24



**19 WINDSOR COURT,  
POULTON-LE-FYLDE,  
LANCASHIRE,  
FY6 7UX**

**£150,000**



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 should satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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## WELL MAINTAINED TOWN CENTRE APARTMENT.

OCCUPYING A PLEASANT AND POPULAR POSITION WITHIN A SHORT WALK OF POULTON CENTRE, THIS WELL-MAINTAINED SOUGHT-AFTER GROUND FLOOR APARTMENT BRIEFLY COMPRISES; PRIVATE ENTRANCE HALL, LOUNGE AND KITCHEN, TWO GOOD BEDROOMS AND SHOWERROOM. ALLOCATED PARKING UNDER COVER, DOUBLE GLAZING, UPGRADED ELECTRIC HEATING. EPC TO FOLLOW.

A HOME READY TO WALK INTO, VIEWING STRONGLY RECOMMENDED.



**LOCATION:** Situated in a very convenient residential position (Sat Nav FY6 7UX), just off Station Road, within a short walk of Poulton Centre and its amenities including shopping facilities, cafes and bars. Close to public transport routes and railway station.

**STYLE:** Ground floor, purpose-built apartment.

**CONDITION:** A very well-maintained apartment with a neutral finish.

**ACCOMMODATION:** Communal entrance with entry telephone and individual post boxes. Private entrance hallway to the flat with useful room which could potentially be opened up/small office room. Good size lounge with square arch through to the fitted kitchen. Two bedrooms and recently modernised and tiled wet room.

**OUTSIDE:** Well-kept communal areas with allocated parking space at the back of the building under cover for the subject flat and visitors parking.

**SERVICES:** All main services are connected with the exception of gas, electric heating system and double-glazing.

**TENURE:** We are advised that the tenure of the property is LEASEHOLD. Ground rent and service charge to be confirmed.

**COUNCIL TAX BAND:** The property is listed from an online search as council tax band B (Wyre Borough Council).

**VIEWINGS:** Viewings are by appointment through the Agent's office.