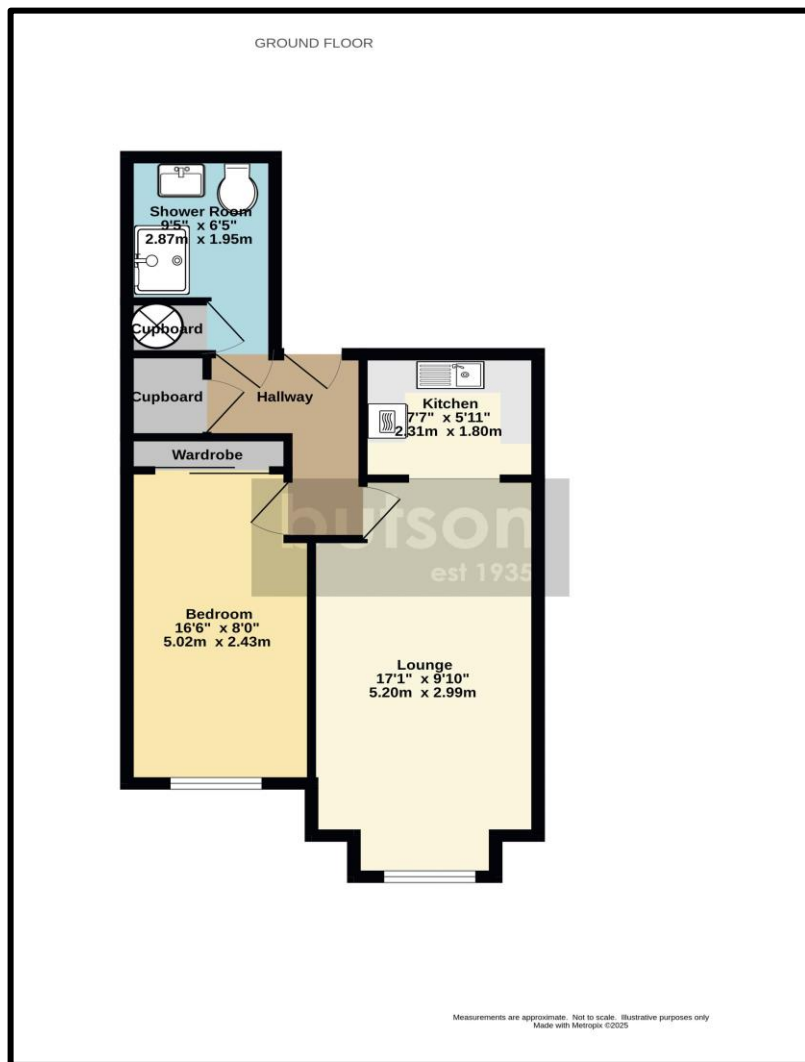




**3 ALEXANDER COURT,
CHAPEL STREET,
POULTON-LE-FYLDE,
FY6 7BQ**

£59,950



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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**GROUND FLOOR WARDEN ASSISTED TOWN CENTRE RETIREMENT
APARTMENT IN AN ENVIABLE POSITION WITH AN OUTLOOK OVER THE
FRONT OF THE BUILDING. VIEWING ESSENTIAL.**

This GROUND FLOOR retirement apartment occupies an extremely convenient town centre position with all amenities on the doorstep.

Enjoying a Southerly facing sunny aspect the flat briefly comprises; double bedroom with fitted wardrobes lounge with box bay window, modern fitted kitchen and fully tiled shower room.

Parking facilities, UPVC double-glazing and Electric heating.



LOCATION: Alexander Court is a conveniently situated retirement development, built by Fairclough homes for the over 60's with all town centre amenities on the doorstep.

STYLE: A front facing, GROUND FLOOR purpose-built apartment. Warden assisted.

CONDITION: A beautifully presented and updated property. Ready to walk into.

ACCOMMODATION: Front and rear entrances with security entry-phones. Communal hallways, also providing access to the resident's lounge, laundry room and house manager's office, lift to all floors. Apartment; private entrance hall with airing cupboard and small storage cupboard. Good size lounge with box bay window, and fitted kitchen leading off. Double bedroom and fully tiled shower room /W.C. combined.

OUTSIDE: Parking at the rear.

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

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

EPC rating - D

TENURE: We are advised the tenure of the property is leasehold with 62 years remaining. A service charge of approx £372.00 per calendar month is payable and a ground of £18 per month payable 6 monthly instalments. Purchasers must seek clarification of this from their solicitors.

VIEWING: By telephone appointment through the Agent's office.
