



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

£55,000



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GROUND FLOOR 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.

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.
