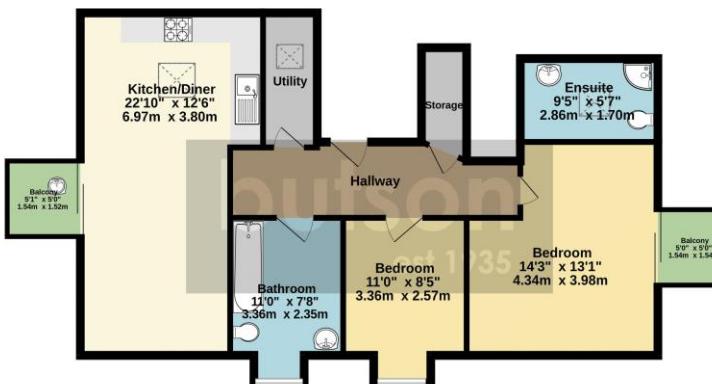


GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq ft. (72.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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THE CROFT  
71 GARDEN CLOSE  
POULTON-LE-FYLDE  
FY6 7WG

£159,000



**CMP**  
Client Money Protect



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



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\*\*\* SPACIOUS PENTHOUSE APARTMENT WITH NO ONWARD CHAIN\*\*\*

A must view penthouse apartment situated in a most convenient position within a private block of properties, ideal for access to Poulton centre and to the motorway. A great opportunity for somebody looking for easy living with safety and security in mind. The light and airy accommodation has been tastefully decorated with neutral colours throughout and comprises in brief; large lounge with balcony and dining area, open plan kitchen & separate utility. Two double bedrooms, one with balcony and ensuite & separate bathroom, parking, lift access.

EPC: C

Viewing comes highly recommended.



**LOCATION:** Occupying a much sought after position just on the outskirts of Poulton village off Garstang Road East. The property is within walking distance for most to the town centre with all its amenities and train station and nearby you will find a handy Tesco metro for everyday needs and a larger Lidl store.

**STYLE:** Penthouse, purpose-built apartment.

**CONDITION:** Extremely well maintained and ready to walk in to.

**ACCOMMODATION:** Ground-floor reception area with secure entry-phone, lift providing access to the third floor. Private entrance vestibule and hallway with two storerooms and loft access. Spacious open plan lounge / dining leading to the fully fitted kitchen with a wide range wall and base units plus integrated appliances and separate utility room plumbed for washing machine. Master bedroom with private balcony and ensuite shower room. Guest double bedroom

**OUTSIDE:** The apartment includes an allocated parking space, along with visitors parking.

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

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

**TENURE:** Tenure of the property is leasehold with residual 999 years and a ground-rent payable of £200.00 per annum. There is also a maintenance charge payable at £143.00 and a garden maintenance of £230.00

**VIEWING:** By telephone appointment strictly through the Agents office.