



## The Waterfront, Bourne May Road, Knott End On Sea, FY6 0FL

Knott End is situated on the southern side of Morecambe Bay, across the Wyre Estuary from Fleetwood.

Tenure	For Sale
Available Size	500 to 678 sq ft / 46.45 to 62.99 sq m
Price	£135,000 From
EPC Rating	Upon enquiry

### Key Points

- > Both investment & occupational opportunities offered
- > High rental yield
- > 24 hr security monitoring
- > Rare opportunity to acquire sea-view dwellings
- > Allocated & secure parking

## Location

Knott End is situated on the southern side of Morecambe Bay, across the Wyre Estuary from Fleetwood. The area is largely unspoilt yet provides an excellent selection of amenities including shops, pubs, cafes and a golf club – everything you need within reach.

Public transportation is readily available, with bus routes to Lancaster, Garstang, Blackpool, Fleetwood, and more. Additionally, the local ferry service provides quick access to Fleetwood, and the property offers easy connections to the motorway network.

## Accommodation

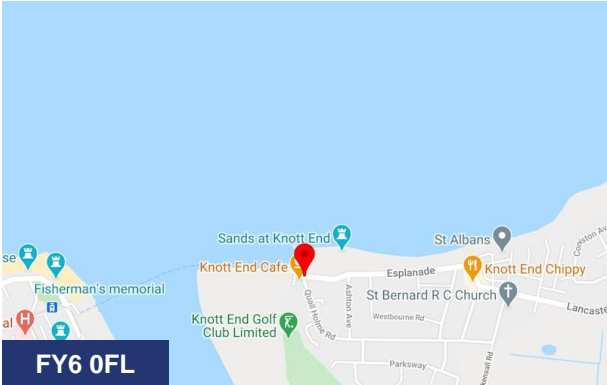
Hurstwood currently possess two vacant apartments, with let or purchase options available which caters for both occupiers & investors. Additionally, a range of tenanted premises are also available for investment requirements.

Floor/Unit	Description	Building Type	Price	Availability
Ground	Apartment 1	Investment	£140,000Investment Opportunity	Occupied
Ground	Apartment 8	Residential	£135,000	Available
Ground	Apartment 9	Residential	£135,000	Occupied
1st	Apartment 20	Residential Flat	£130,000Investment Opportunity	Occupied
3rd	Apartment 31	Residential	£135,0002 beds	Available

## Apartments

The Waterfront comprises 40 contemporary one and two bedroom apartments, set within secure gated grounds and benefiting from a stunning seafront location with 270° sea and golf course views. The development is only 2 minutes walk from the prestigious Knott End Golf Course.

Each home provides a living space that is both modern and comfortable. Kitchens are designed to make any mealtime a pleasure and a combination of modern suites create bathrooms that are guaranteed to delight. Front entrance doors, communal areas and surrounding grounds benefit from secure gated entry and 24 hour CCTV surveillance.



## Viewing & Further Information



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