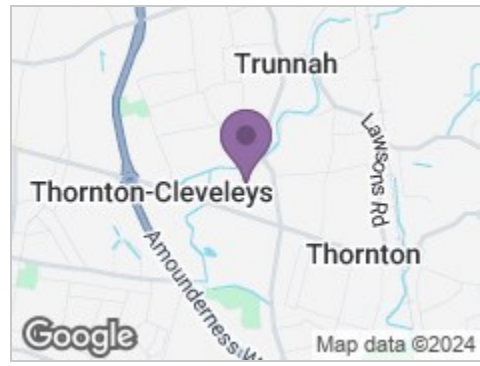


Road Map



Hybrid Map



Terrain Map



Floor Plan



**Royles Lodge Torentun Close**  
, Thornton-Cleveleys, FY5 5FE

Price Guide £255,950

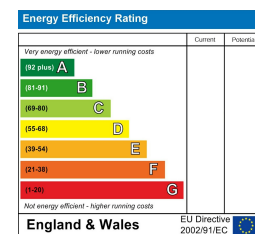


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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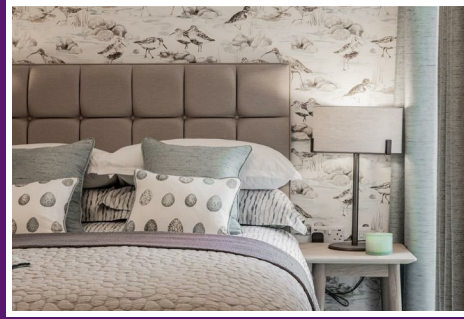
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hello@imovetoday.co.uk



# Royles Lodge Torentun Close

, Thornton-Cleveleys, FY5 5FE

Price Guide £255,950



while offering year-round events including ranger-led walks and environmentally themed activities.

Thornton-Cleveleys is perfectly located for enjoying the best of the Fylde Coast and beyond, with easy access to the M6/Junction 32 via the A6 Garstang Road. Regular tram services connect you to all the central attractions, so it couldn't be easier to visit the bright lights of the resort. Bus routes run between Cleveleys Park and Blackpool town centre, as well as Morecambe, Preston, Poulton-le-Fylde, and Lytham. Slightly further afield you'll find the Lake District, with its many walks and traditional setting, this is the perfect place for a day trip or long weekend.

## Further Information

Tenure: Leasehold  
999 years from build  
£0 ground rent  
Service Charge £3900 (£75pw) for 2 beds

## Introduction

Situated within the picturesque craft village of Marsh Mill in Thornton-Cleveleys, Royles Lodge is a modern Retirement Living development designed exclusively for the over 55's, with a beautiful collection of 33 one-bedroom and 15 two-bedroom apartments available for sale or for rent, alongside stunning communal facilities including a wonderful communal lounge, maintained gardens and a hotel-style Guest Suite.

## Property Features

The two-bedroom retirement apartments at Royles Lodge typically measure 866 square feet, boasting a private walk out patio to the ground floor apartments and a Juliet balcony to subsequent floor apartments.

The spacious living room is decorated in a natural tone creating a bright and airy feel. The fitted kitchen comes complete with clever storage solutions and integrated appliances including an oven, ceramic hob, stainless steel cooker hood & glass splashback and a fridge freezer.

The fabulous master bedroom benefits from an en-suite shower room (to most apartments) and a walk-in wardrobe fitted with hanging rails. The large second bedroom could be used as an ideal space for guests or a quiet study room, the choice is yours.

Finally, the shower room is complete with slip resistant flooring, a chrome towel radiator and a fitted mirror.

## Communal Areas

Royles Lodge is designed to encourage a community feeling to flourish, while also allowing you to enjoy the privacy of your own apartment.

As you walk through the elegant reception, you'll soon discover the communal lounge, the social heart of Royles Lodge, where you can catch up over a morning cuppa, enjoy a movie afternoon or host an evening event. Step through the patio doors into the wonderful patio and gardens, an idea spot for soaking up the sun during the summer months.

If you don't want the hassle of making up the spare bed, Royles Lodge offers a hotel-style Guest Suite complete with refreshment facilities, a television and an en-suite shower room. Your friends and family can book the Guest Suite for only £35 per night.

## Local Area

Right on your doorstep, you will find the picturesque craft village of Marsh Mill, housing one of Europe's tallest windmills, built in 1794. Many of the apartments boast views of this historic and distinctive landmark. Marsh Mill Village is a quaint shopping area with a popular farmers market, craft shops, cafes, the Tavern at the Mill pub serving real cask ales and the contemporary fine dining restaurant, Twelve.

Thornton-Cleveleys town centre, centred between the sea front and the Blackpool to Fleetwood tramway, hosts a great collection of boutique and high street names, tempting eateries and delightful coffee shops.

If it's the great outdoors that pulls you to Thornton-Cleveleys, being situated by the Fylde Coast means you get miles of unspoilt coastline to explore. The award-winning Cleveleys beach and promenade is the perfect place to enjoy a seaside stroll, dine out at waterfront restaurant or enjoy a fresh ice cream on a sunny afternoon. The beautiful Wyre Estuary Country Park is a popular spot for walking and birdwatching,

