

Road Map



Hybrid Map



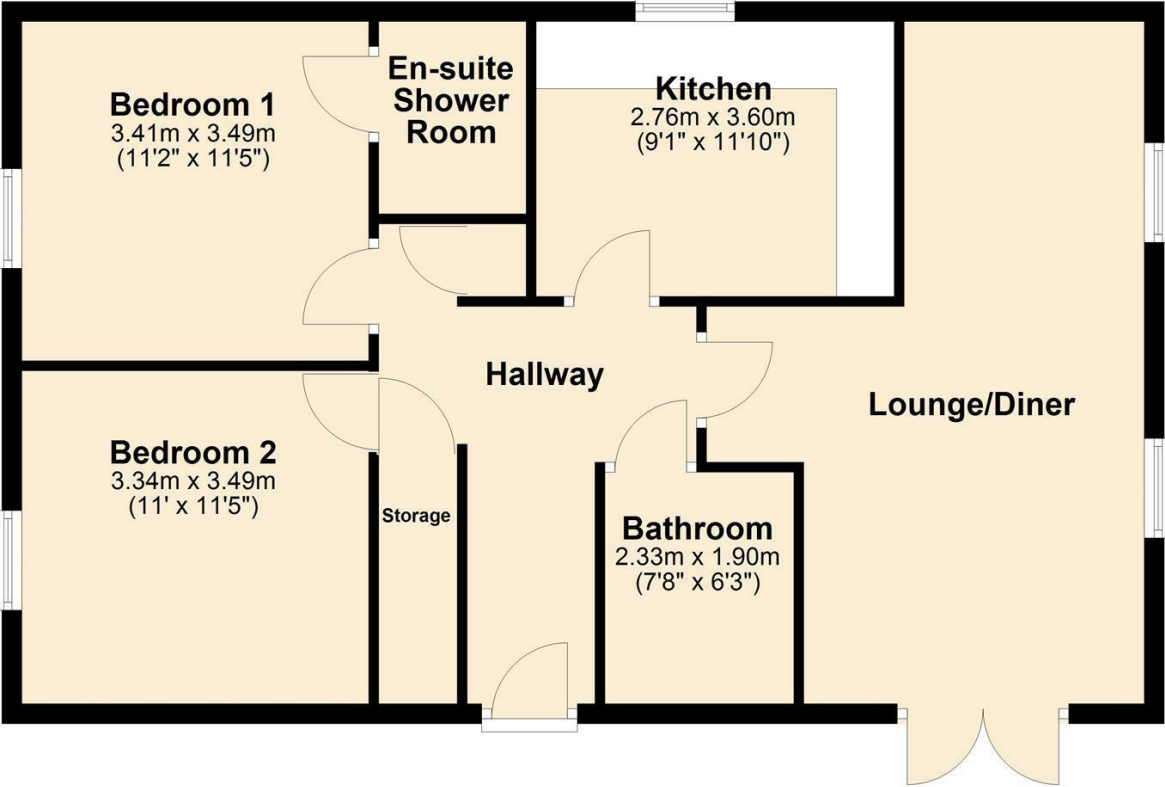
Terrain Map



Floor Plan

Ground Floor

Approx. 77.3 sq. metres (832.1 sq. feet)

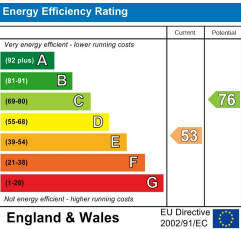


Viewings

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Apartment 3 Higher Green

, Poulton-Le-Fylde, FY6 7AW

Offers In The Region Of £167,950  2  2  1  E



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# Apartment 3 Higher Green

, Poulton-Le-Fylde, FY6 7AW

## Offers In The Region Of £167,950

Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.



### Lounge/Diner

22'5" x 11'2" (at widest points)

UPVC French style doors to side leading to Juliet balcony. UPVC double glazed window to side. Feature electric fire. Carpet, ceiling lights and electric heaters.

### Kitchen

11'9" x 9'0"

UPVC double glazed window to rear aspect. Fitted kitchen with a range of wall and base units, complementary work surfaces, integrated electric double electric oven, hob with extractor over, dishwasher, stainless steel sink and drainer with mixer tap, tiled splash back, integrated fridge and freezer, plumbing for washing machine and electric heater.

### Bedroom 1

11'5" x 11'2"

UPVC double glazed window to rear. Carpet, ceiling light and electric heater. Access to En Suite Shower Room

### En-Suite Shower Room

6'3" x 4'10"

Three piece bathroom suite comprising; walk in shower cubicle with electric shower above, low flush WC and pedestal wash hand basin. Wet room flooring, tiled walls and electric heater.

### Bedroom 2

11'5" x 10'11"

UPVC double glazed window to rear. Carpet, ceiling light and electric heater.

### Bathroom

7'7" x 6'2"

Three piece bathroom suite comprising; panel bath, low flush WC and pedestal wash hand basin. Wet room flooring, tiled walls and electric heater.

### Exterior

Secure resident parking to rear with allocated parking space.

### Further Information

Tenure - Leasehold:

Term: 999 years from build

EPC Rating: E

Council Tax Band C (Wyre Borough Council)

Service Charge: £353.20 per quarter

Includes:

Building Insurance

Communal Area Upkeep

Window Cleaning

### agents disclaimer

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