



Flat 40, Homefylde House, 199-207
Whitegate Drive, Blackpool, FY3 9EN

£62,950

***** WELL PRESENTED RETIREMENT APARTMENT nr
LOCAL AMENITIES *****

This a very **POPULAR** retirement apartment for numerous reasons. A well maintained development with established gardens situated conveniently on Whitegate Drive with a wealth of **LOCAL SHOPS** and amenities, which is also just **0.2 miles** from the award-winning **STANLEY PARK**.

With a **FITTED** kitchen, **MODERN** shower room, **UPVC** double glazing and electric heating. The are **EXCELLENT** communal faculties, Lounge, kitchen, laundry room and guest rooms.

A beautifully presented example available with no onward chain.

- One **DOUBLE** bedroom
- **FITTED** kitchen
- **MODERN** shower room
- Electric heating
- **UPVC** double glazing
- Emergency **ALARM** system
- House manger.
- No onward chain

Award winning property sales since 1948.



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Ground Floor:

Communal Entrance: Security intercom.

Communal Hall: Staircase and lift to all floors.

Communal facilities: For the use of all residents is a large communal lounge and attached fitted kitchen used for entertainment events like bingo, dominoes, quiz nights etc / There is a communal laundry room with multiple washing machines and laundry facilities / There is a visitors guest room, bookable in advance for short stays for the guests of residents.

First Floor:

Private Entrance:

Hallway: Built in storage cupboard.

Lounge: 15'6" x 10'7" (4.72 m x 3.23 m) UPVC double glazed window, Electric storage heater, Coved ceiling, Security intercom, Open archway to:-

Kitchen: 7'2" x 5'6" (2.18 m x 1.68 m) Modern fitted base cupboard units, Complimentary roll; edge work tops, Stainless steel sink, Extractor fan, Part tiled walls, Freestanding cooker with hob (subject to negotiation).

Bedroom 1: 12'2" x 8'9" (3.71 m x 2.67 m) Electric storage heater, UPVC double glazed window, Built in wardrobe.

Shower Room: Modern shower room with Large cubicle, Integrated vanity wash hand basin, Low flush wc, Tiled walls, Tiled walls and Panelled walls to shower, Warm air wall mounted heater, Extractor fan.

Outside: There are beautifully maintained, wells stocked and established gardens.

Parking: Allocated residents parking with some visitors parking spaces,

Heating: Electric heating (NOT TESTED)

Additional Information: Numerous Items of furniture and white goods are available subject to negotiation.

Tenure: We are informed the property is Leasehold, 99 years from June 1987. The service charges are £1026.96 1/2 annually. The ground rent is £219.65 1/2 annually. / There is a minimum age of 55 / Interested parties should seek clarification and confirmation from their solicitor.

Council Tax: Band A / £1518 per annum 2024/5



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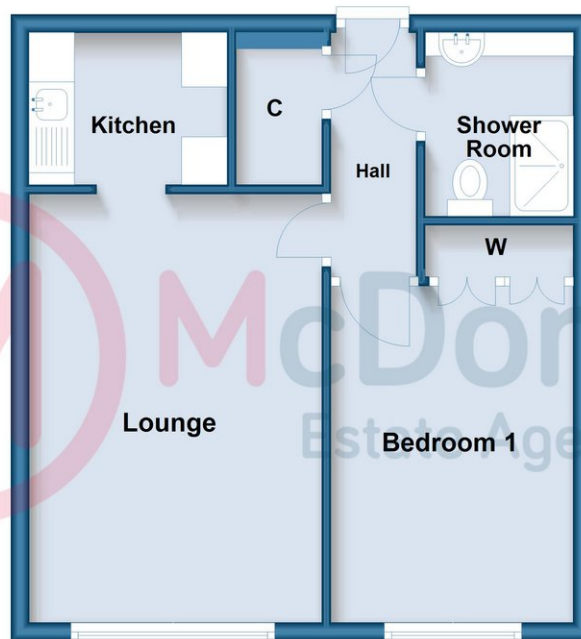
Directions: From Devonshire Square on Whitegate Drive head south. Homefylde House is on your right just after somerset Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Homefylde House

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