



57 The Conifers, Hambleton,
Poulton-le-Fylde, FY6 9EP

£59,950

***** BUY TO LET INVESTMENT OPPORTUNITY *****

This **GROUND FLOOR** purpose built apartment is currently let with a AST providing an annual income of £5700. This is an appealing gross yield of around 9.5%.

With a modern **FITTED** kitchen, lounge/dining room, **MODERN** shower room and **DOUBLE** bedroom, gas central heating and residents' parking.

Being ground floor, the property is ideal for any occupants looking for a more affordable alternative to a bungalow.

- GROUND FLOOR apartment
- One **DOUBLE** bedroom
- UPVC double glazing
- Gas central heating
- Parking
- Buy-To-Let at £475pcm

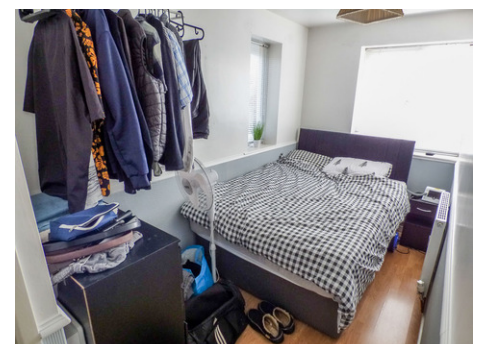
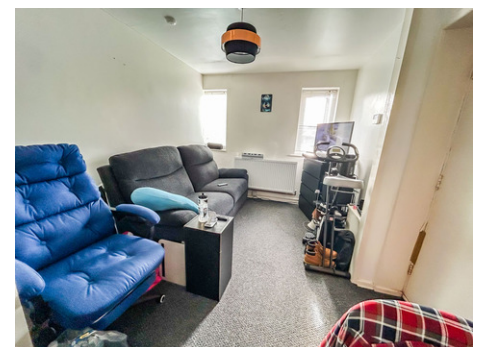


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Communal Entrance and Hall:

Ground Floor:

Private Entrance:

Lounge: 13'10" x 8'10" (4.22 m x 2.69 m) Two UPVC double glazed windows, Radiator. Open archway to:-

Kitchen: 8'0" x 5'4" (2.44 m x 1.63 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Part tiled walls, Stainless steel sink, Plumbed for washing machine.

Bedroom: 13'10" x 6'0" (4.22 m x 1.83 m) Built in storage cupboard, Two UPVC double glazed windows, Radiator.

Shower Room: Modern three piece shower room comprising; Large shower cubicle, Low flush WC and vanity wash basin, Tiled walls, UPVC double glazed window, Warm air wall mounted heater.



Outside: Communal gardens.

Parking: Residents parking space.

Electric: Tested 7th May 2021 (Electrical Installation Condition Report available to view in the office).

Gas: Gas tested 15th September 2024. (Gas safety Record available to view in the office).

Tenure: We have been informed that the property is leasehold; Remainder of 999 year lease; Service charge is £70 per month; Ground rent is £18.75 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1,601.25 (2025/26)

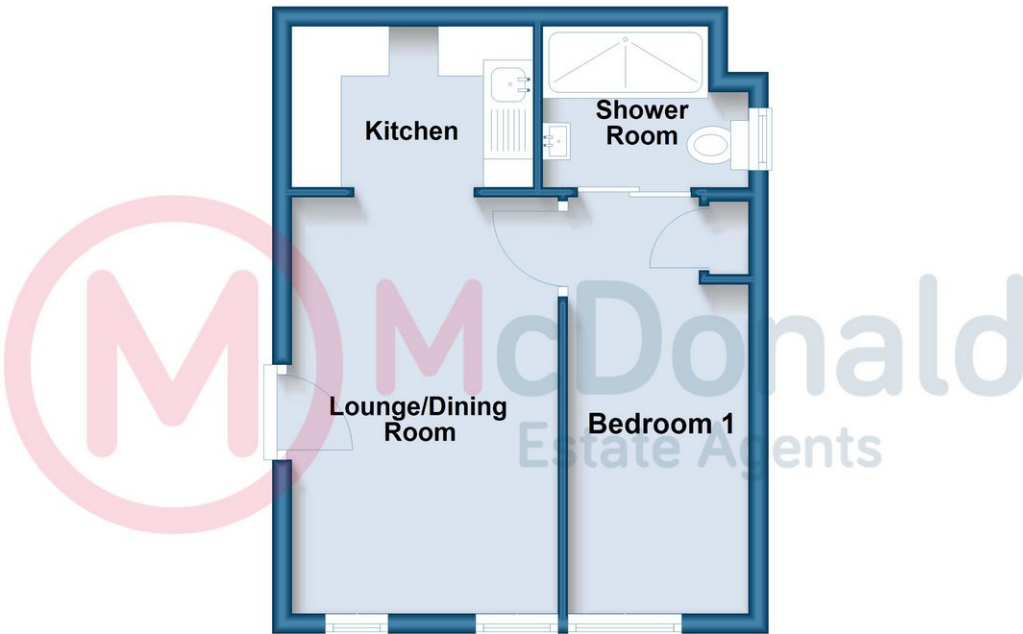
Directions: From Poulton town centre proceed down the Breck until you come to the roundabout. At the roundabout take the third exit onto Mains Lane and proceed to the first set of traffic lights. At the traffic lights turn left and follow signs for Hambleton. Once in the village of Hambleton take the left turning onto Kiln Lane then take the second left into Riverside Drive. The Conifers is the second turning on the right.

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 presence.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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The Conifers

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