



**2 bedroom
Apartment
located in
Poulton-le-
Fylde.**

£225,000

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Apartment 7

Berkeley Court, Higher Green , Poulton-le-Fylde, Lancashire, FY6 7AW



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FULL DESCRIPTION

EXTERNAL

To the left of the building there are key coded gates leading to a private carpark offering allocated parking. The property is secured by a wall with feature rails and mature trees.

ENTRANCE HALLWAY

The main entrance is accessed through a secure intercom system only with fire doors leading to the apartment door. The hallway is spacious with carpeted flooring and ceiling spotlights. Doors leading to all rooms including a cloak room and an additional storage cupboard where the water heater, consumer unit and alarm system is located.

LOUNGE/DINING AREA

16' 5" x 24' 7" (5m x 7.49m)

Entering through double doors into the main lounge and dining area. Three uPVC double glazed windows and additional 'French' doors make this room a light and spacious living space. Feature fire surround housing a wall mounted electric fire, additional wall mounted electric heater, ceiling spotlights and wood laminate flooring.

KITCHEN

12' 6" x 14' 3" (3.81m x 4.34m)

A range of base and wall units with electric eye level oven induction hob and extractor hood over. 1.5 sink and drainer unit with mixer tap, plumbing for a washing machine, space for a full length fridge/freezer, wall mounted Tv and additional utility space housing an area for a tumble dryer. Tiled splash back, 'lino' flooring and uPVC DG window to the rear.

MAIN BATHROOM

5' 9" x 8' 0" (1.75m x 2.44m)

Beautifully modernised offering a walk in shower cubicle, additional separate bath, wash hand basin housed in a vanity unit and low flush w/c. Part tiled walls with wall mounted mirror with feature lighting and extractor fan.

MASTER BEDROOM

11' 0" x 14' 3" (3.35m x 4.34m)

Including a range of double wardrobes and as chest of drawers, carpeted flooring, wall mounted electric heater, LED centre light fitting and uPVC double glazed window to the rear. door leading to the en-suite shower room

EN-SUITE SHOWER ROOM

4' 8" x 3' 9" (1.42m x 1.14m)

Fully tiled through with walk in shower cubicle, wash hand basin housed in a vanity unit, low flush w/c, wall mounted mirror with feature lighting, ceiling spotlights, wall mounted storage cupboard and electric heated towel rail.

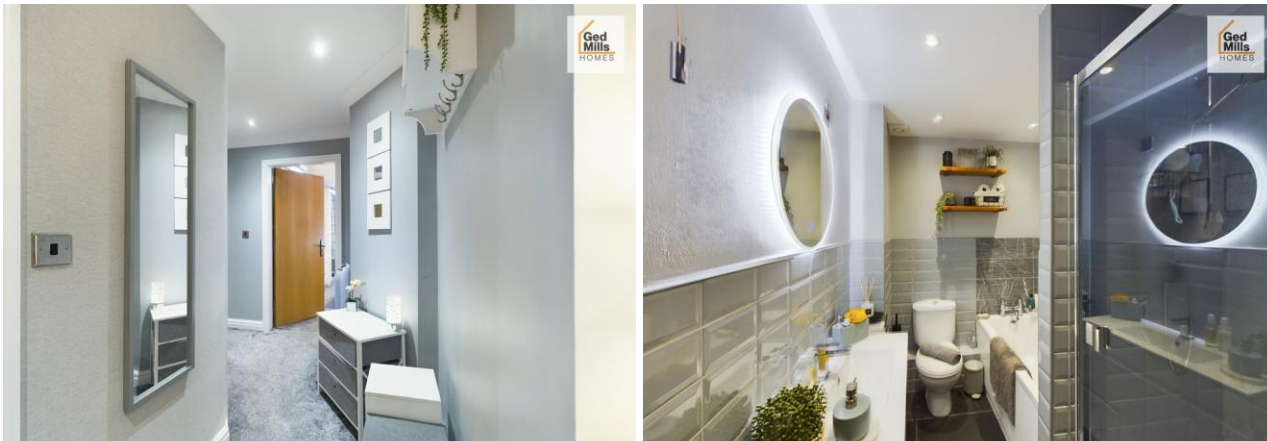
BEDROOM TWO

9' 0" x 11' 8" (2.74m x 3.56m)

uPVC double glazed window to the rear, carpeted flooring, wall mounted electric heater and LED centre light fitting.



Situated in the heart of Poulton-le-Fylde this stunning two bedroom ground floor apartment is not to be missed. Offering a beautiful light and spacious lounge with additional dining space and 'French' doors leading to the patio area overlooking Jeans Stansfield Park. Two double bedrooms, master en-suite and a stunning main bathroom along with a fully fitted kitchen which has plenty of space for cooking and preparation. Additional benefits include secure key coded gated access leading to the allocated parking and entrance to the apartment via a secure intercom system. A stones throw from local amenities including shops, restaurants, bars, schools and transport links.

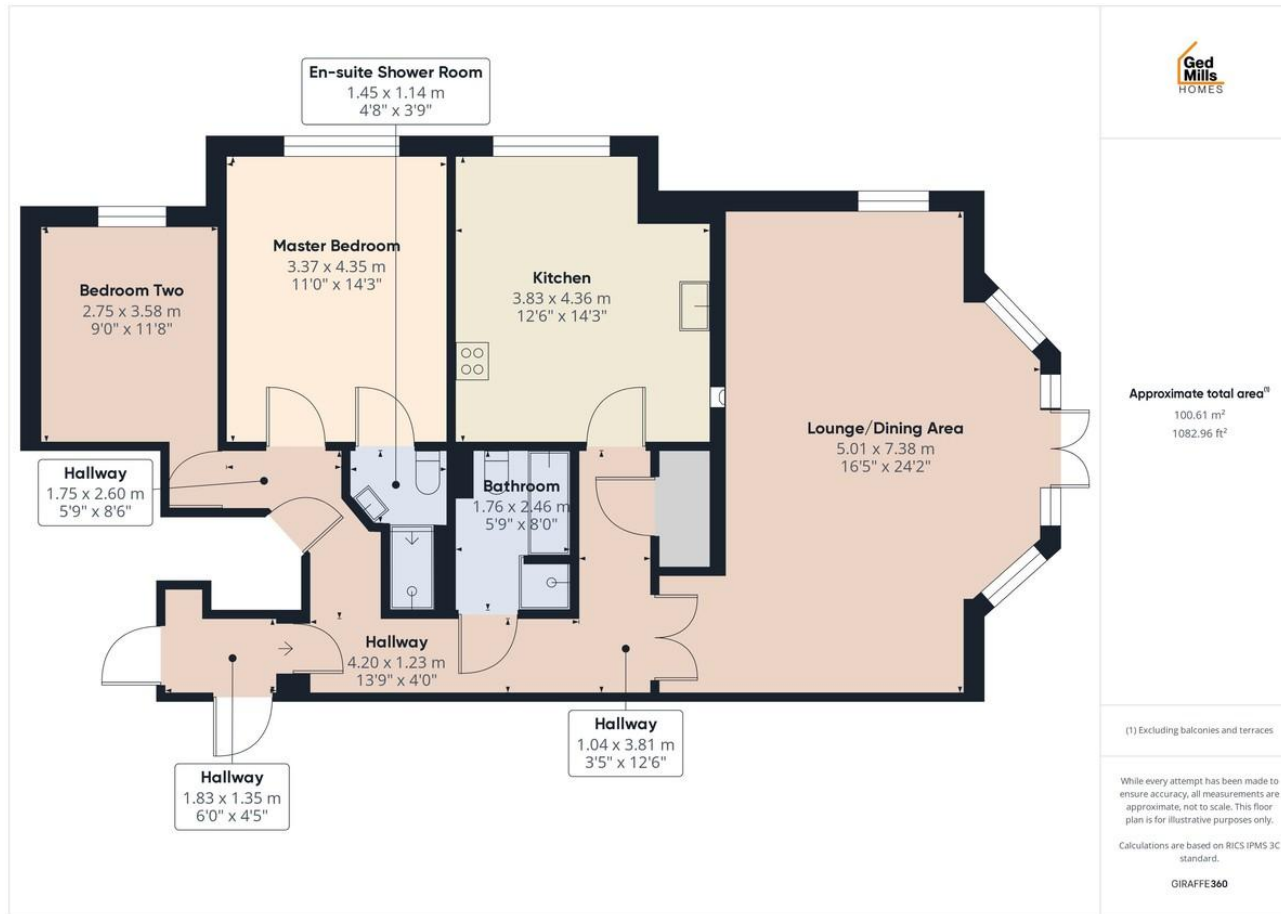




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FLOORPLAN



DIRECTIONS

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