



**6 Ocean Court The Esplanade, Knott End-On-Sea**

Poulton-Le-Fylde

Offers Over **£100,000**



## 6 Ocean Court The Esplanade

Knott End-On-Sea, Poulton-Le-Fylde

Situated on the second floor of a purpose-built development overlooking the picturesque seafront, this exclusive apartment is designed for those ages 55 and over seeking a serene coastal lifestyle. The communal entrance welcomes you with a staircase leading to the second floor, where Flat 6 awaits. As you enter, you are greeted by an inviting hallway that guides you into the cosy lounge boasting uninterrupted sea views, perfect for relaxing and unwinding after a long day. The well-appointed kitchen features integrated appliances including an oven and electric hob, catering to all your culinary needs. Bedroom 1 exudes comfort and style with fitted wardrobes, a dressing table, and matching bedside cabinets, providing ample storage space. Completing the layout is a convenient wet room designed for ease and functionality. Additionally, an exclusive roof terrace is shared with just one other apartment, offering a private outdoor space to enjoy the fresh sea breeze and panoramic views, making it ideal for entertaining guests or simply soaking in the tranquil surroundings.

Council Tax band: B

Tenure: Share of Freehold







## Communal Entrance

## Second Floor Landing

## Entrance Hall

## Lounge

11' 4" x 16' 8" (3.46m x 5.09m)

## Kitchen

7' 5" x 10' 5" (2.26m x 3.18m)

## Bedroom 1

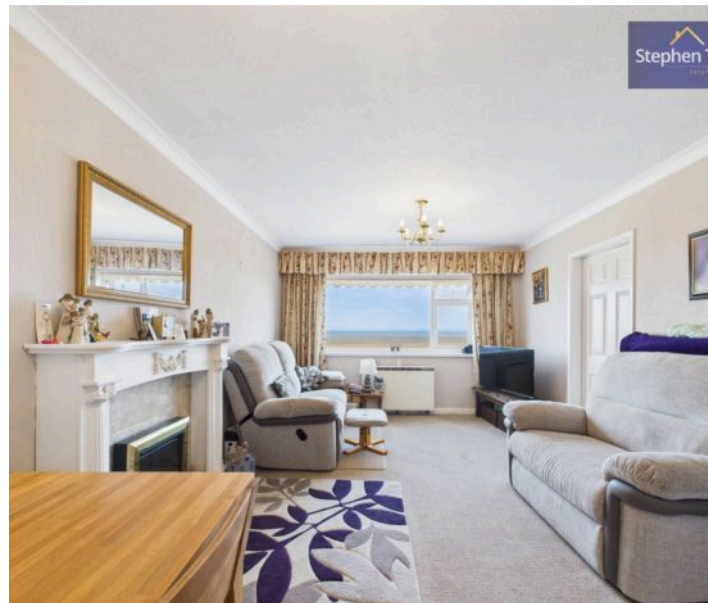
10' 11" x 11' 5" (3.33m x 3.49m)

## Bedroom 2

7' 11" x 17' 10" (2.41m x 5.44m)

## Bathroom

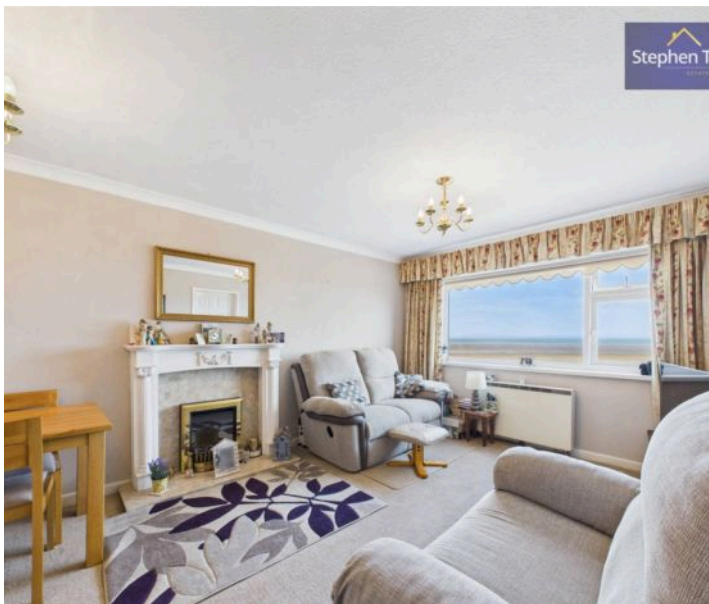
7' 4" x 6' 0" (2.23m x 1.84m)







- Purpose Build Second Floor Sea Front Apartment With Garage
- Over 55's Only
- Communal Entrance With Staircase Leading To 2nd Floor With Exclusive Seating Area For Flat 6 Shared With One Other Flat
- Entrance Hall, Lounge With Uninterrupted Sea Views, Kitchen With Integrated Oven And Electric Hob, Bedroom 1 Benefits Fitted Wardrobes And Dressing Table With Matching Bedside Cabinets
- Exclusive Roof Terrace Shared With One Other Apartment
- Wet Room For Convenience
- £1200 Service Charge Which Includes Building Insurance, CommonHold
- Loft Is Fully Boarded With Light And Pull Down Ladders
- No Pets
- No Lift
- New Water Heater Installed 2 Years Ago (Located In Cupboard In 2nd Bedroom)







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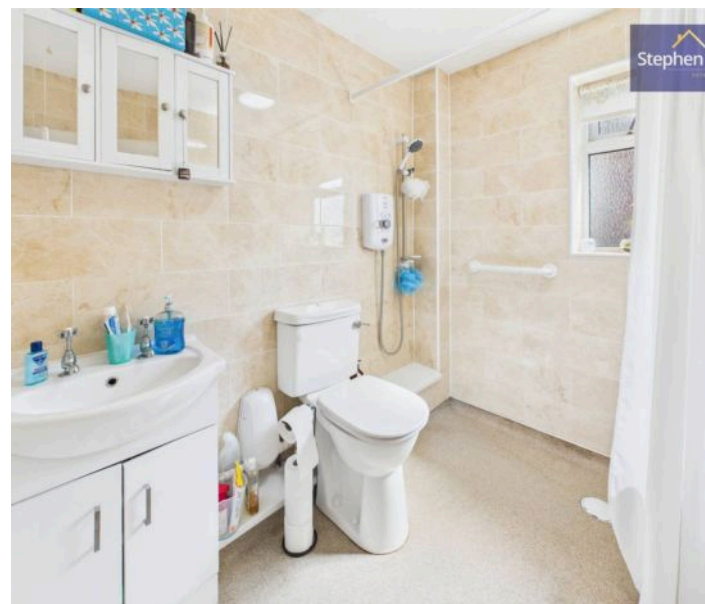
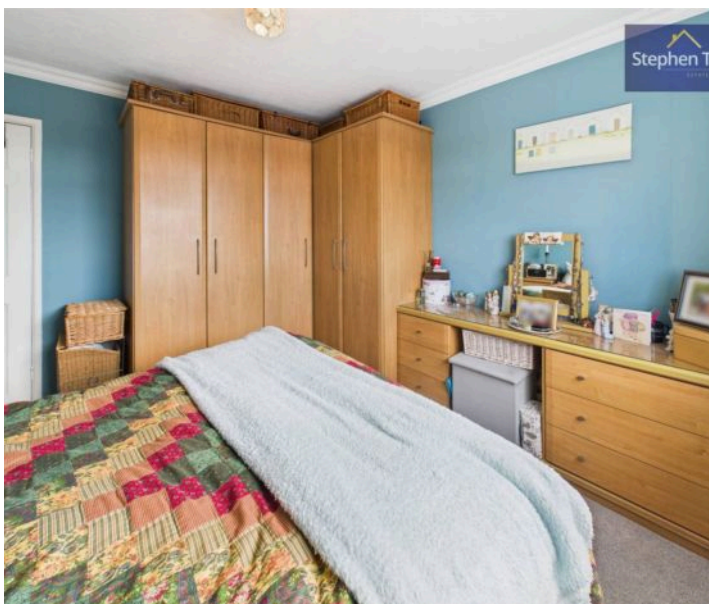
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## BALCONY

Top floor shared balcony

## GARAGE









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