



# 5 Westlands Court, Thornton-Cleveleys

## Purpose-Built Apartment First Floor Studio Apartment

£57,500

 1  1  1



### Purpose built first floor apartment situated on the ever popular development Westlands Court in Thornton

The property is ideally situated in a popular residential area close to transport links. \* Early Viewing is recommended to avoid disappointment! \*

**Communal Entrance Hall** - As you walk through a Hardwood exterior front door you will find yourself in the secure communal hallway. An exterior door to the rear elevation leads out onto the rear of the property and communal gardens. The staircase to the first floor is located straight ahead.

**Lounge (4.48m x 2.61m)** - As you enter the apartment you will find yourself in the lounge. Comprising of Electric heater, Television point, Telephone point, Three upvc double glazed windows, open to:

**Kitchen (2.79m x 1.79m)** - The kitchen benefits from a range of wall and base cupboard units with complimentary roll edge work tops and Integrated oven, hob & Extractor, single drainer stainless steel sink with taps, plumbed for washing machine, splash back tiling, uPVC double glazed window.

**Dressing Area** - Bespoke shelving and storage, Consumer unit. Airing cupboard housing hot water cylinder.

**Bathroom (1.78m x 1.32m)** - Panelled bath with electric shower over, pedestal wash basin with mixer tap, Low flush wc, Tiled walls, Tiled Flooring, Spot lighting.

**Communal Gardens** - Westlands Court has the added benefit of beautiful established gardens which are maintained monthly by the gardener

**Parking** - There is allocated parking at Westlands Court along with ample visitor parking

### Key Features

NO ONWARD CHAIN  
Close to Local Amenities  
Intercom Entrance  
Lounge/Bedroom  
Kitchen  
Bathroom  
Electric Heating  
uPVC Double Glazing  
Allocated Parking

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Shoreline Estates Ltd  
57 Red Bank Road, Bispham,  
Blackpool, FY2 9HX

GENERAL

TENURE

Leasehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.) There is a maintenance charge of only £55 per calendar month, which covers all general maintenance and upkeep of the communal gardens, communal areas, car park and building.

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography was prepared by Shoreline Estates in accordance with the sellers' instructions.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller. Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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