



# 1 Pharos Court, Fleetwood, Lancashire

## Well-Presented Purpose-Built Ground Floor Apartment

**£94,950**

2 1 1



## Pharos Court, Fleetwood, Lancashire

Shoreline Estates are delighted to offer for sale this well-presented, purpose-built ground floor apartment, ideally situated close to Fleetwood seafront, local amenities, and excellent transport links.

An excellent opportunity for first-time buyers, downsizers, or investors seeking a conveniently located coastal property.

The development benefits from a secure, shared entrance with intercom access, providing both privacy and peace of mind.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, a breakfast kitchen, two bedrooms, and a modern shower room. Additional benefits include electric heating, uPVC double glazing throughout, and allocated parking. Offered with no onward chain.

**Entrance Hall** - Intercom door entry phone, meter cupboard. Storage Cupboard.

**Lounge 11'7" x 15'1" (3.53m x 4.61)** - Two uPVC double glazed windows with views towards Fleetwood Promenade, Electric storage heater.

**Kitchen 8'2" x 10'3" (2.49m x 3.12m)** - Range of modern wall and base cupboard units in a 'white' gloss with complimentary 'black' roll edge worktops and breakfast bar, Black single drainer sink with mixer tap, Integrated electric Oven, hob & extractor, Space for under counter fridge, Plumbed for automatic washing machine, uPVC glazed window with views towards Fleetwood Promenade.

**Master Bedroom 12'10" x 10'6" (3.90m x 3.20mm)** - Range of built in wardrobes and overhead cupboards, uPVC double glazed window, Electric storage heater.

**Bedroom 7'3" x 10'6" (2.20m x 3.20m)** - Built in Wardrobes, uPVC double glazed window, Electric storage heater.

**Shower Room 6'7" x 7'7" (2.00m x 2.00m)** - Lovely modern fitted shower room, comprising of a corner walk-in shower cubicle with glass surround and electric shower, Vanity Wash Hand Basin, Matching Vanity Low flush WC, Extractor fan, Tiled walls.

## Key Features

NO ONWARD CHAIN

Short Distance to Fleetwood Promenade

Intercom Entrance

Lounge

Modern Breakfast Kitchen

Modern Shower Room

Two Bedrooms

Electric Heating

uPVC Double Glazing

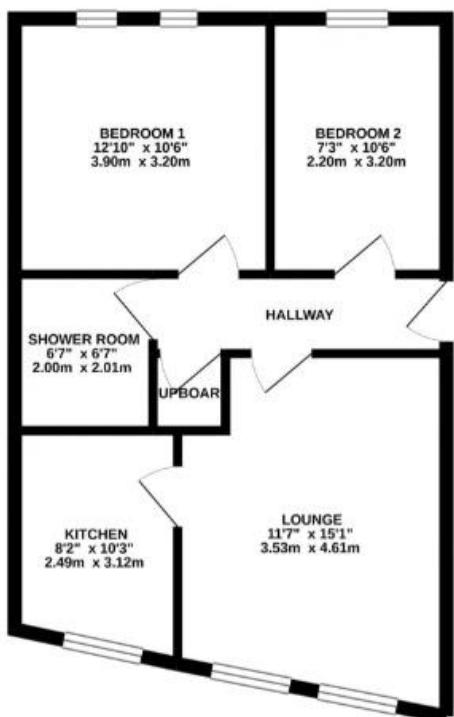
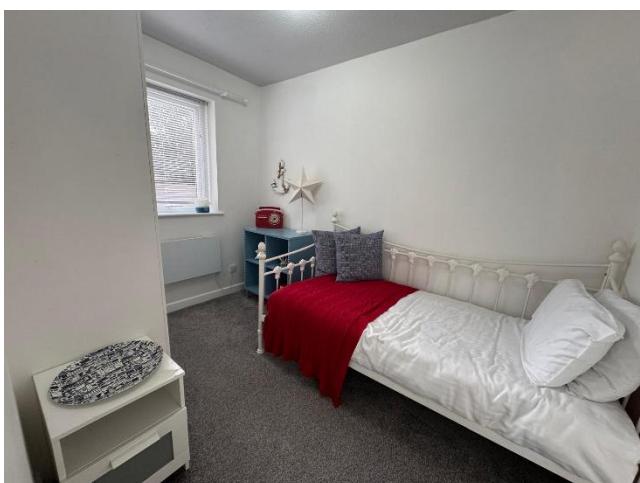
Allocated parking

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#### 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		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

