

Ground Floor Apartment

Two Double Bedrooms

Large Open Plan Kitchen/ Lounge  
Living Space

Spacious and Modern

Convenient and Popular  
Residential Development

Allocated Parking Space

Close to Kirkham Town Centre

Viewing Recommended

Chain Free

EPC = C



Tempo are pleased to bring to the market this unique built TWO bedroom Ground Floor Apartment, situated on an excellent modern development in a convenient position close to Kirkham Town Centre and amenities, such as the `Mill Farm` development, as well as offering excellent bus, rail and M55 motorway commutable links. The accommodation briefly comprises: Entrance Hall, Open Plan Lounge / Kitchen, 2 Double Bedrooms and Bathroom / WC. Communal Gardens and Parking Space.

**For an appointment to view call 01772 633399 or email  
[info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





**Council Tax Band = B**

### **Tenure**

We have been advised by the vendor that this property is Leasehold, this information should always be checked by a solicitor prior to purchase. Service and maintenance charge is £64.54 per month.

Insurance is 203.16 per year.

### **Notice**

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## **ACCOMMODATION**

### **Entrance Hall**

Hardwood glazed door with attached window opens into the apartment to the rear of the building. Spacious Entrance Hall, carpeted and with wood effect flooring, Built in airing cupboard housing hot water cylinder and with slatted shelving, LED ceiling downlighters, electric panel heater and doors to the following rooms:

### **Open Plan Lounge / Kitchen Living Space 20' 5" x 9' 5" (6.22m x 2.87m)**

Floor to ceiling UPVC double glazed window to the front. Carpeted living area with TV point and electric panel heater. Wood effect flooring to the kitchen area with a range of wall and base units with complimentary worktops and LED downlighting under wall cupboards. Inset halogen hob with built in fan assisted electric oven, stainless steel splash back plate and illuminated chimney cooker hood. Stainless steel 1.5 bowl sink and drainer with mixer tap. Integrated appliances include: tall fridge freezer, automatic dishwasher and automatic washer / dryer. Ceramic tiled splashbacks and LED ceiling downlighters.

### **Bedroom One 16' 1" x 10' 5" (4.90m x 3.17m)**

Floor to ceiling UPVC double glazed window to the front. Electric panel heater, inset halogen ceiling downlighters, TV Point and door to a good sized walk in wardrobe.

### **Bedroom Two 13' 0" x 8' 0" (3.96m x 2.44m)**

Floor to ceiling UPVC double glazed window to the front. Electric panel heater and inset halogen ceiling downlighters.

### **Bathroom WC**

UPVC frosted double glazed window to the rear. Fitted three piece suite in white comprising: panelled bath with mixer tap, mixer shower controls, riser rail, shower attachment and glass screen. Pedestal wash basin with mixer tap and low push button flush WC. Fully ceramic tiled walls and wood effect vinyl flooring. Inset LED ceiling downlighters,, shaver point, extractor fan and chrome heated towel rail.

### **Exterior**

Communal landscaped gardens to the front and allocated parking space to the rear.





**FLOORPLANS**

GROUND FLOOR



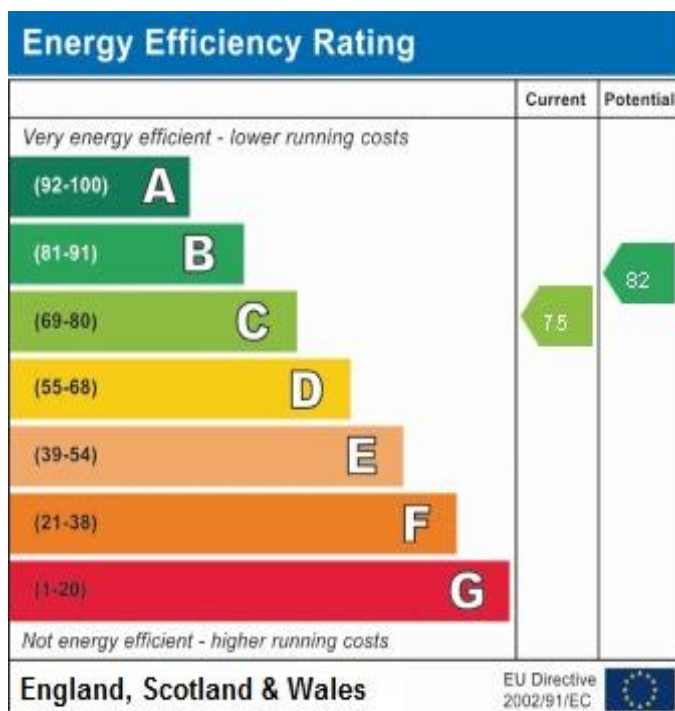
GROUND FLOOR  
59.2 sq.m. (637 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, legibility and applicability of these floor plans are not guaranteed as to their availability or efficiency can be given.  
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## EPC Chart



Address:  
The Crossroads

## **Terms & Conditions**

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

## **Arrange A Viewing**

If you are interested in viewing a property through tempoestates.co.uk please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)

## **Financial Advice/Conveyancing**

tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)

Thank you for visiting the tempoestates.co.uk website.

## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)