



Royles Lodge

Torentun Close | Thornton-Cleveleys | FY5 5FE

£179,950

 **TAMARA SAMUELS**
The Home of Signature Properties

Royles Lodge

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- Sunny south-facing position within Royles Lodge.
- Newly fitted shutter blinds to both the living area and bedroom.
- Kitchen upgraded with a compact extractor system and additional tiling.
- Upgraded bathroom with larger vanity unit, illuminated mirror and bathroom laminate flooring.
- Pet-friendly over-55s development with communal lounge, landscaped gardens and guest suite.
- Bright and spacious open-plan living and dining area.
- Modern fitted kitchen with remote-controlled roller blind.
- Generous double bedroom with fitted wardrobes.
- Video intercom with TV connectivity and 24-hour emergency assistance.
- On-site House Manager, resident parking, lift and step-free access.

Lounge Diner

10'0" x 20'6" (3.04m x 6.26m)

Spacious open-plan living and dining area with ample room for both lounge and dining furniture. The favourable south-facing position provides excellent natural light, with French doors to the south-facing elevation and newly fitted shutter blinds providing an attractive and practical finish.



Bright, well-planned accommodation with a number of thoughtful upgrades throughout.



Kitchen

7'6" x 7'10" (2.29m x 2.40m)

Modern fitted kitchen with a range of storage and integrated appliances including oven, ceramic hob and fridge freezer. The current owners have replaced the original larger extractor with a more compact system to increase usable space and have re-tiled behind the cooker and beneath the units. A remote-controlled roller blind provides a further practical finishing touch.

Master Bedroom

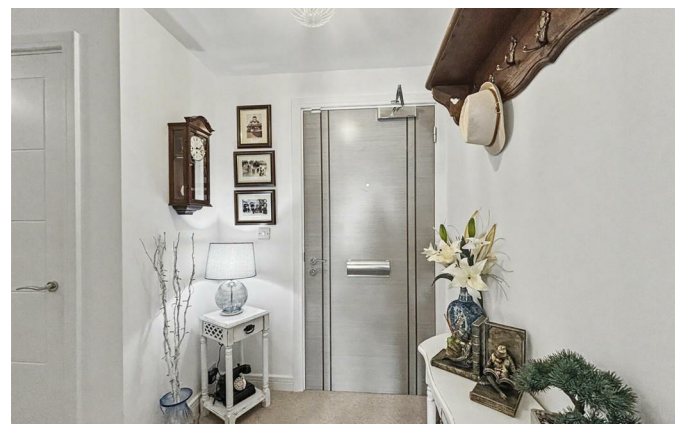
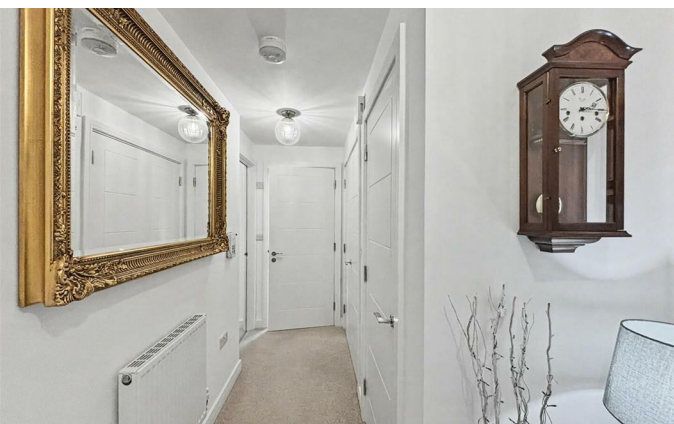
8'9" x 12'5" (2.67m x 3.79m)

Generously proportioned double bedroom with fitted wardrobes providing excellent built-in storage. The south-facing position creates a bright and welcoming room, complemented by newly fitted shutter blinds for privacy and light control.

Shower Room

5'3" x 7'1" (1.60m x 2.15m)

Modern three-piece shower room with walk-in shower and WC, thoughtfully upgraded by the current owners with a larger wash basin and vanity unit, bathroom-suitable laminate flooring and illuminated mirror. Further features include a heated towel rail, shaver socket and dedicated electric toothbrush charging point.



Entrance/Hallway

Welcoming entrance hallway providing access to the principal accommodation, with a useful storage cupboard fitted with additional shelving by the current owners. An additional plug socket has also been installed. The apartment benefits from a video intercom system which can be linked to the television, together with 24-hour emergency assistance.

Communal Areas and Facilities

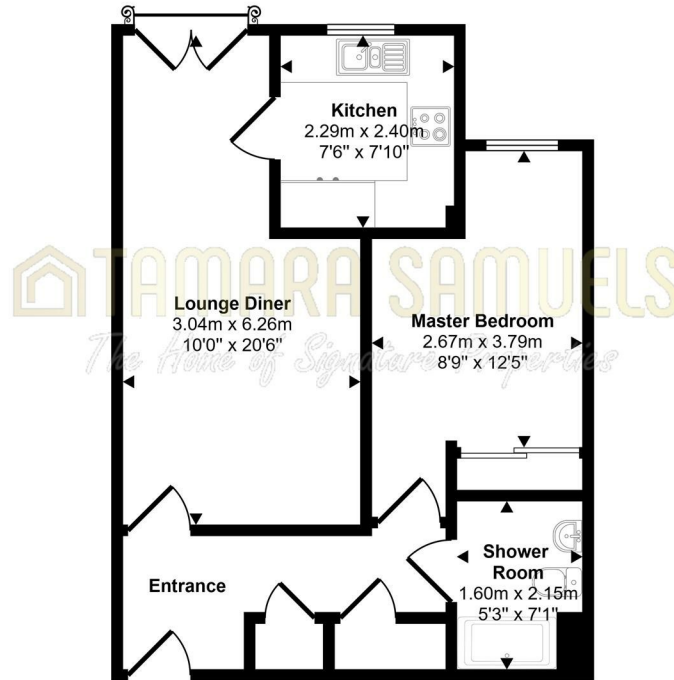
Royles Lodge offers an impressive range of communal facilities, including an elegant residents' lounge, landscaped communal gardens and a guest suite for visiting friends and family. The development is pet friendly, and also benefits from an on-site House Manager, lift and step-free access to all floors, together with a video intercom system and 24-hour emergency assistance. Further facilities include resident parking, electric vehicle charging points, mobility scooter storage and cycle racks.



A superb low-maintenance home in a favourable south-facing position, with the added lifestyle benefits and facilities Royles Lodge has to offer.

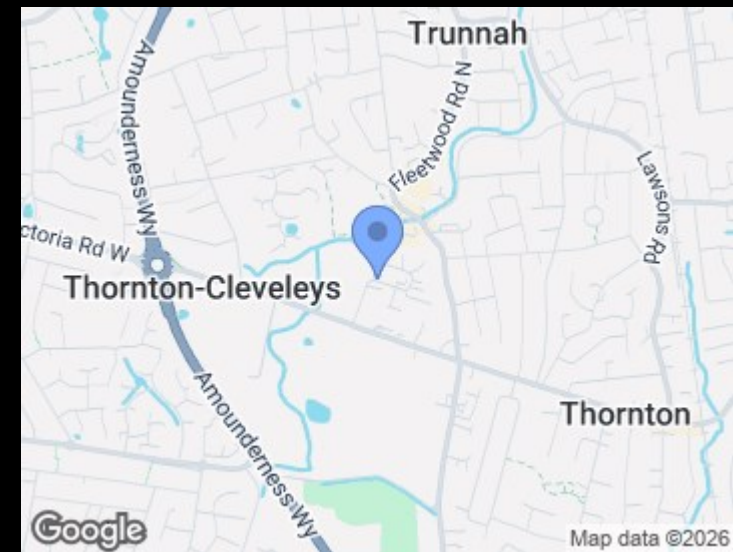


Approx Gross Internal Area
46 sq m / 490 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band B EPC Rating B

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