



4 Wharfedale Court Chester Avenue, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£100,000**

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Poulton-Le-Fylde

This well presented ground floor flat is ideally situated within the popular Wharfedale Court complex, just a short walk from Poulton town centre. The property offers a welcoming entrance hallway leading through to a spacious living and dining room, perfect for relaxing or entertaining guests. The fitted kitchen provides ample storage and worktop space (please note there are no integrated appliances), while the double bedroom benefits from integrated wardrobes for convenient storage. A modern three piece bathroom suite completes the internal accommodation. The flat is equipped with double glazing and an electric heating system, ensuring comfort throughout the year. The annual service charge of £1,800 covers maintenance of the communal gardens, cleaning of internal communal areas, window cleaning, and external repairs, offering peace of mind for residents. With its proximity to transport links, including the nearby train station and easy access to the M55 motorway, as well as a range of local amenities, this property is ideally located for both commuters and those seeking a vibrant community atmosphere.

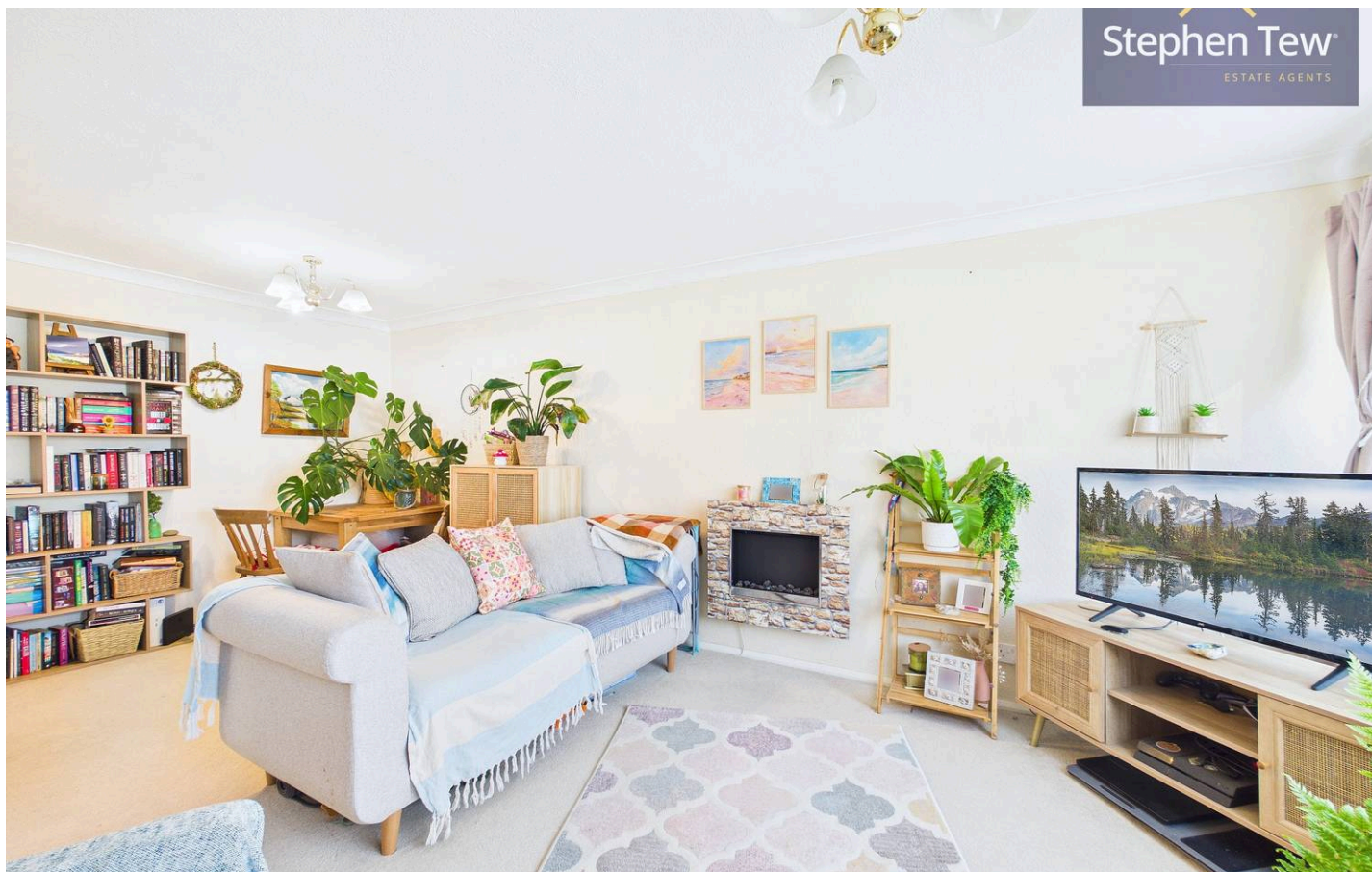
Outside, residents can enjoy beautifully maintained communal gardens that benefit from a south west facing aspect, providing plenty of natural light and a lovely setting for relaxation. The gardens feature a dedicated seating area, ideal for enjoying sunny afternoons or socialising with neighbours. This flat also includes a private outdoor seating area, offering a more secluded spot for personal use. Practical benefits include an allocated parking space, ensuring convenience for residents and visitors, as well as allocated outdoor storage, perfect for bikes or other belongings. The communal gardens and external areas are regularly maintained as part of the service charge, ensuring the grounds remain attractive and welcoming throughout the year. With its combination of private and communal outdoor spaces, this property offers a rare opportunity to enjoy both convenience and tranquillity within walking distance of Poulton's town centre. Early viewing is highly recommended to appreciate the quality and location of this delightful ground floor flat.

Council Tax band: A

Tenure: Leasehold

- Well Presented Ground Floor Flat Situated In The Wharfedale Court Complex In Close Proximity To Poulton Town Centre





Stephen Tew
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Entrance Hallway
3' 9" x 12' 4" (1.14m x 3.76m)

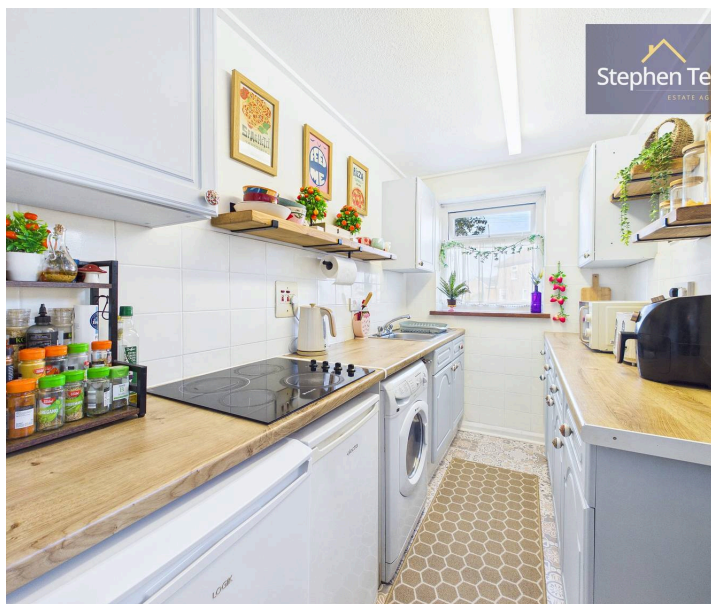
Living/Dining Room
19' 3" x 11' 8" (5.88m x 3.56m)

Kitchen
5' 8" x 9' 10" (1.72m x 2.99m)

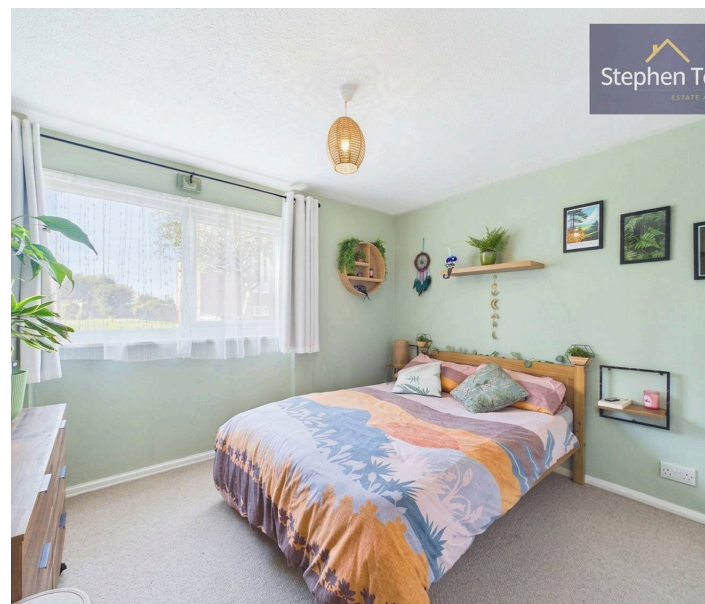
Hallway
3' 1" x 2' 9" (0.95m x 0.83m)

Bedroom
9' 9" x 10' 6" (2.97m x 3.20m)

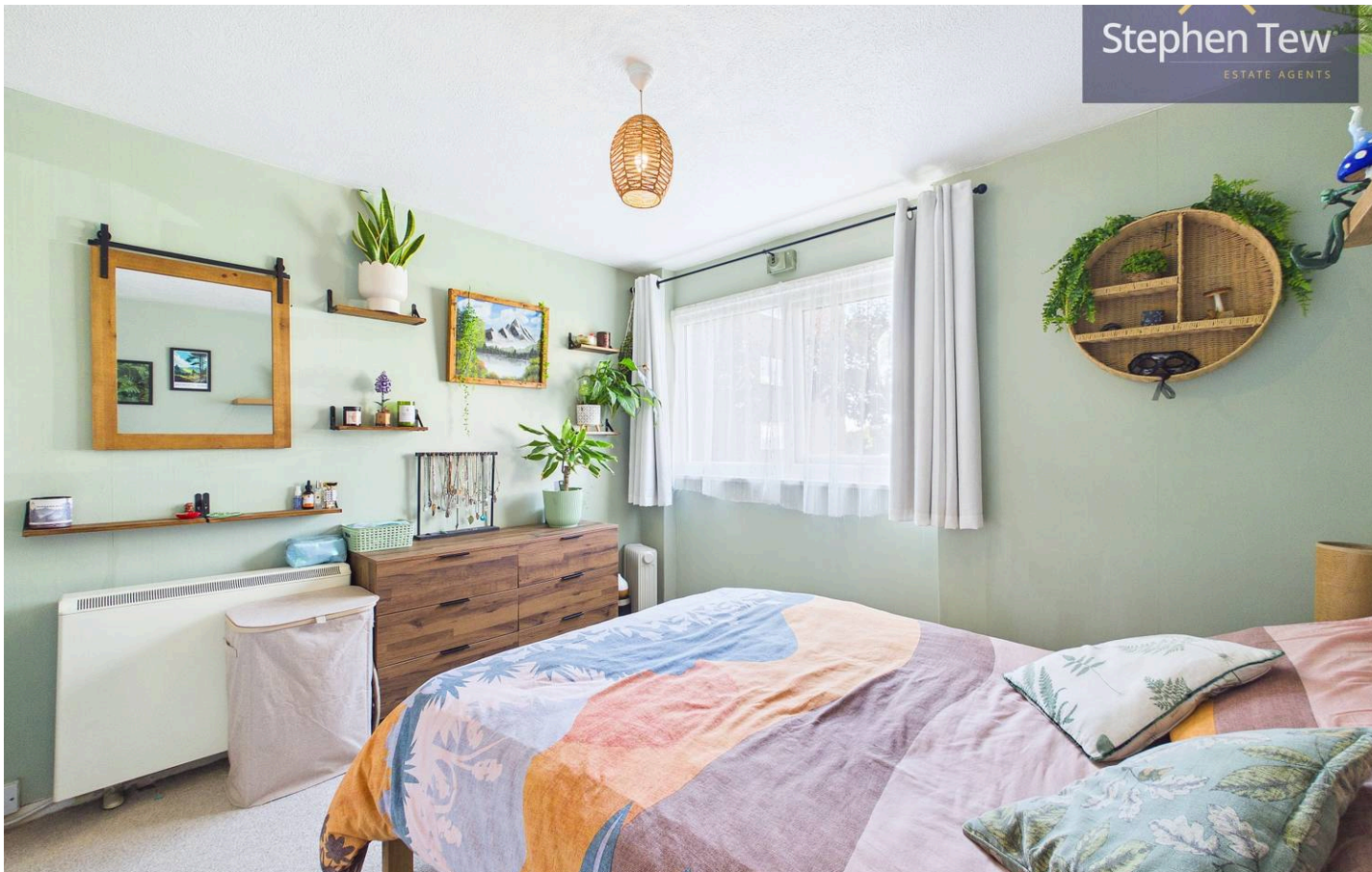
Bathroom
5' 5" x 7' 0" (1.64m x 2.14m)



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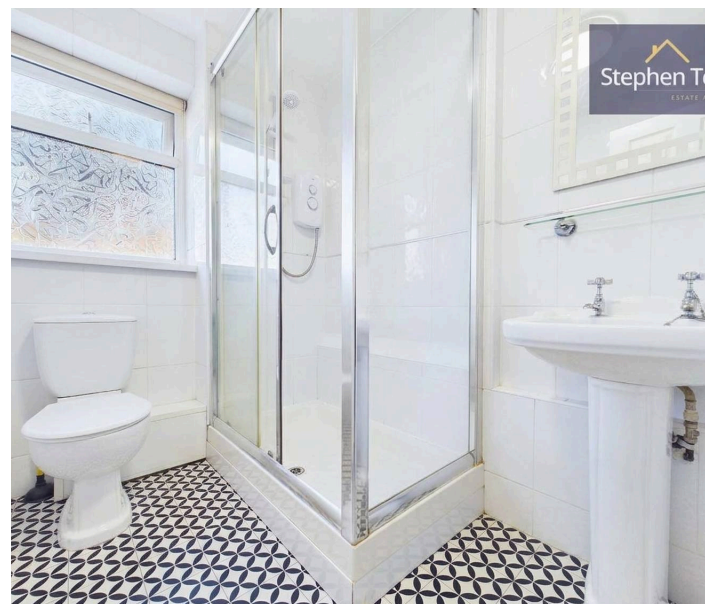
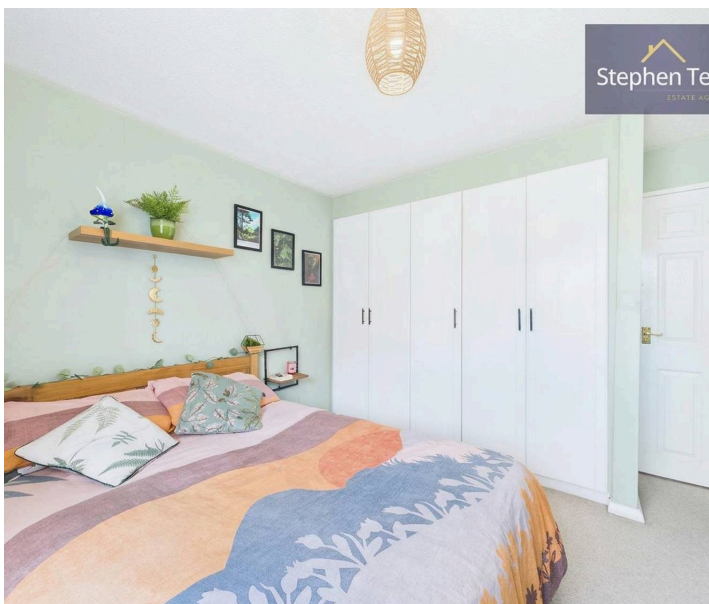
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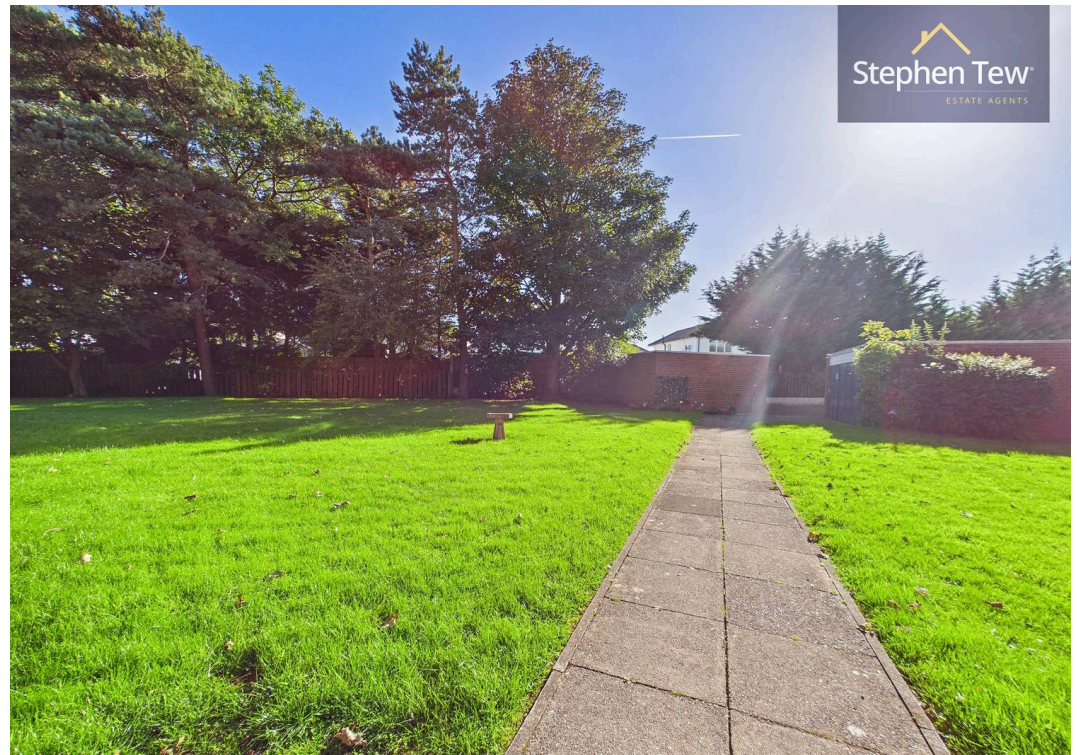
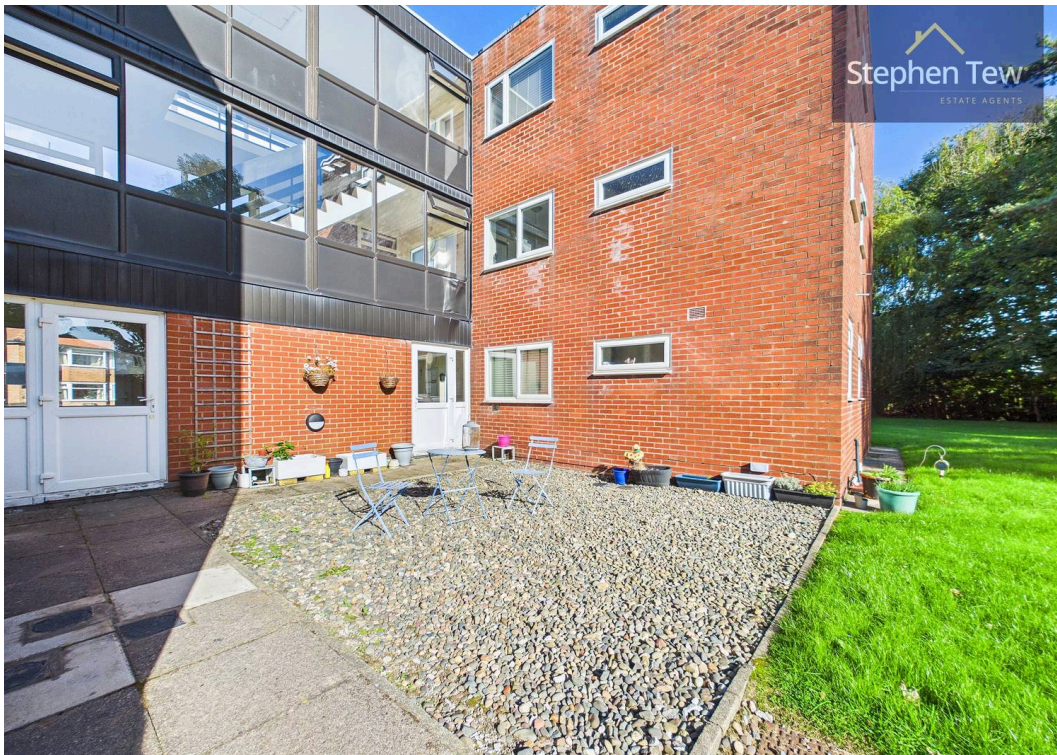
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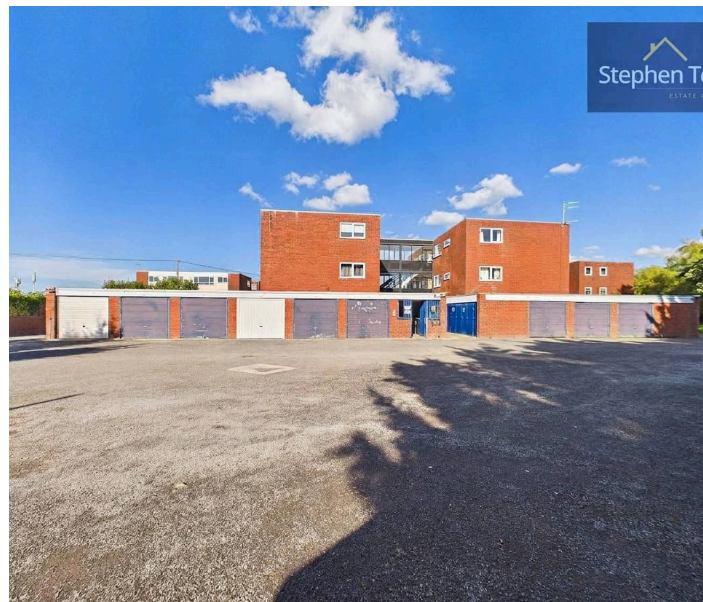
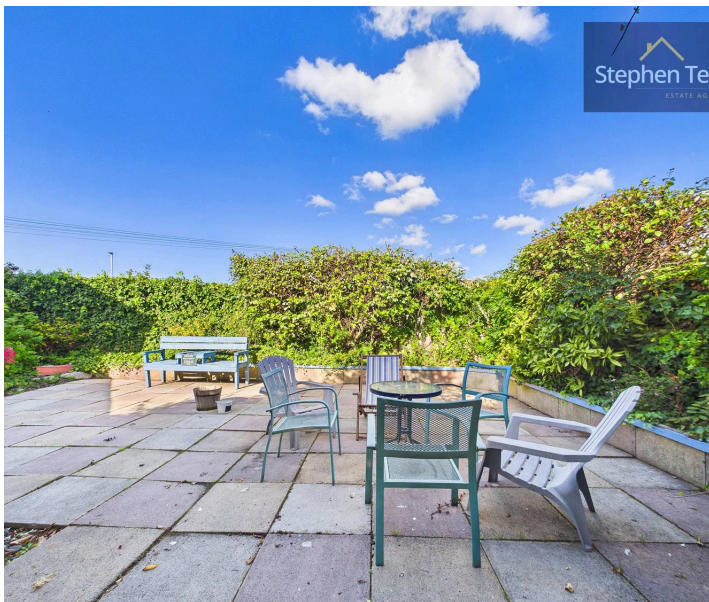
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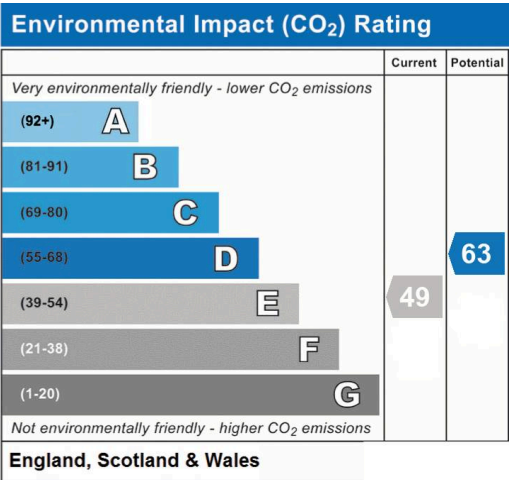
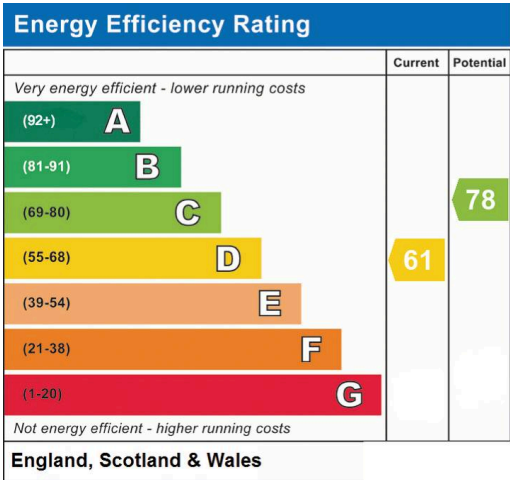
OFF STREET

1 Parking Space

ON STREET

1 Parking Space







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