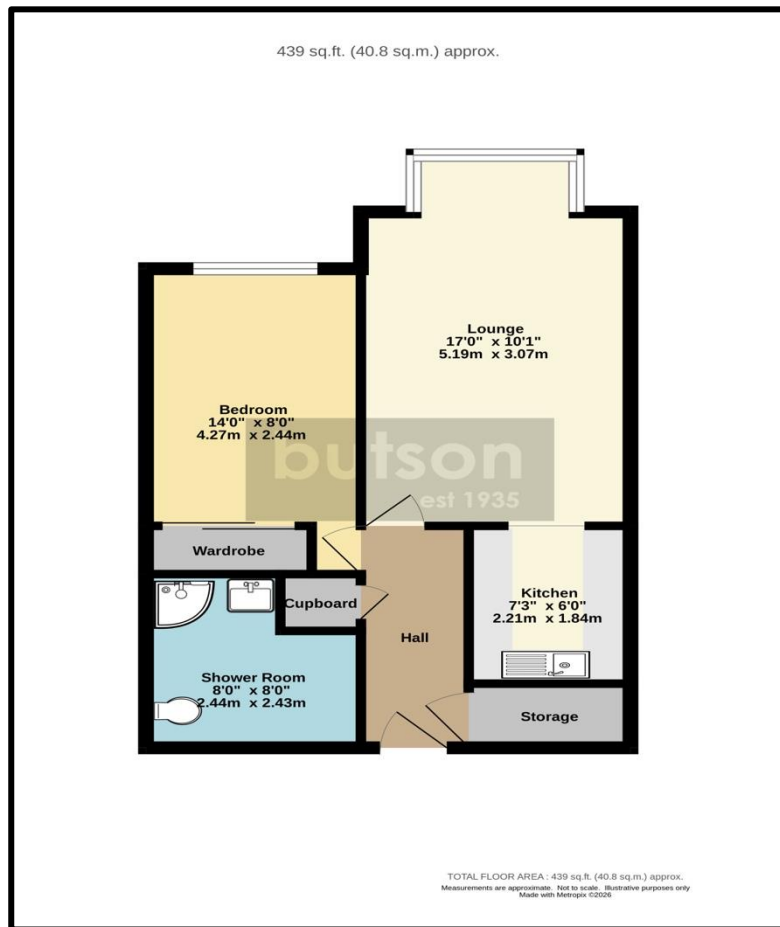




**17 ALEXANDER COURT,
CHAPEL STREET,
POULTON-LE-FYLDE,
FY6 7BQ**

£44,500



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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TOWN CENTRE RETIREMENT APARTMENT.

This first-floor retirement apartment occupies a convenient town Centre position will all amenities on the doorstep.

One-bedroom, fully tiles shower room, fitted kitchen and useful storage cupboards, communal lounge & laundry. Access to all floors from stairs or a lift.

Parking, UPVC double-glazing.

Viewing Highly Recommended



LOCATION: Alexander Court is a conveniently situated retirement development built by Fairclough homes for the over 60's with all town centre amenities on the doorstep.

STYLE: A First-floor purpose-built apartment.

CONDITION: Well-presented and looked after.

ACCOMMODATION: Front and rear entrances with security entry-phones. Communal hallways, also providing access to the resident's lounge, and laundry room. Staircase and lift to access all floors in the resident building. The apartment provides an entrance hall leading into lounge with bay window and newly fitted kitchen with accessible draws and sink. One spacious bedroom (with fitted wardrobes), cloak/storage cupboard, a bright fully tiled shower room with W.C and sink combined.

OUTSIDE: Communal areas, and parking at the rear.

SERVICES: All mains' services relate to the exception of gas. UPVC double-glazing and small water heater in storage cupboard. Eco 7 heaters.

COUNCIL TAX BAND: The property is listed as Council Tax Band B (Wyre Borough Council).

TENURE: We are advised the tenure of the property is leasehold.

VIEWING: By telephone appointment through the agent's office.