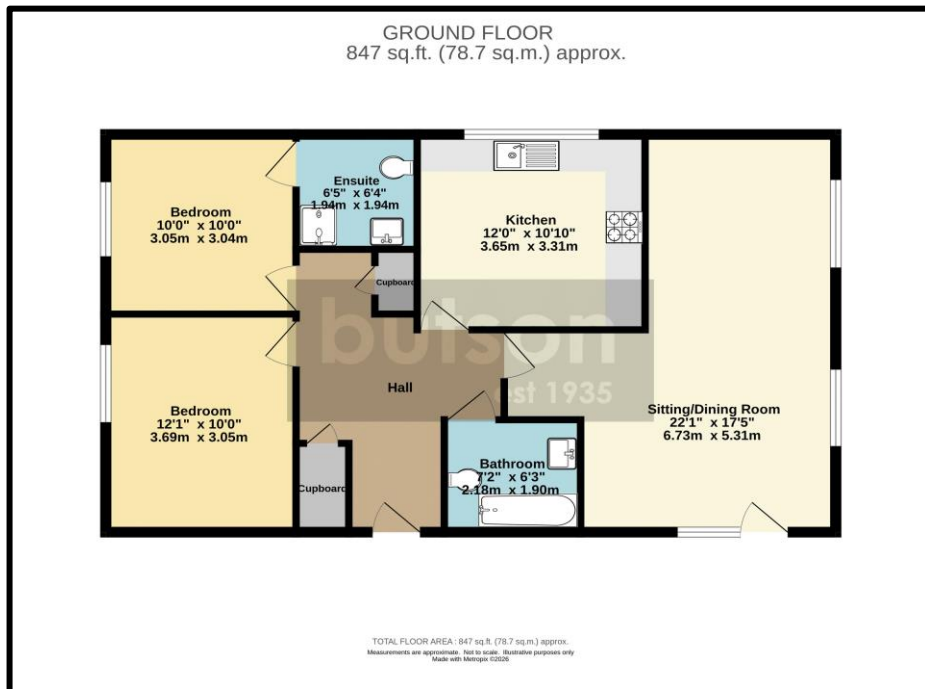




**3 BERKELEY COURT
HIGHER GREEN
POULTON-LE-FYLDE
FY6 7AW**

AUCTION STARTING BID £125,000



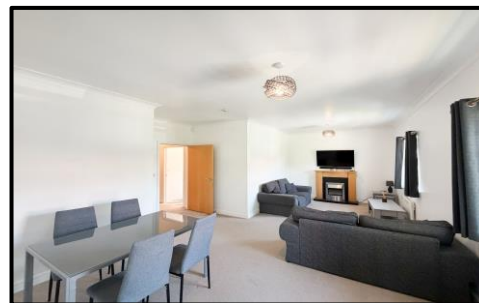
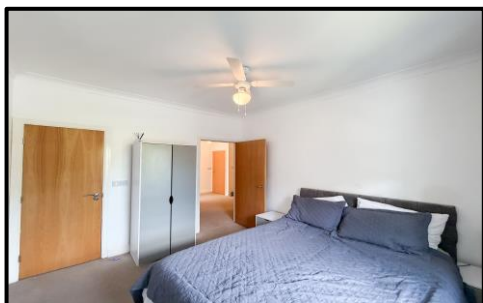
Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation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



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
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MODERN FIRST FLOOR APARTMENT SITUATED ON A POPULAR AND CONVENIENT DEVELOPMENT IN POULTON TOWN CENTRE AND HANDY FOR POULTON TRAIN STATION AND MOTORWAY ACCESS. THE PROPERTY WOULD MAKE AN IDEAL INVESTMENT WITH ACCOMMODATION BRIEFLY COMPRISING; TWO BEDROOMS, ONE EN-SUITE, LOUNGE/DINER, FITTED KITCHEN AND FAMILY BATHROOM. SECURE GATED PARKING, UPVC DOUBLE GLAZING AND ELECTRIC HEATING.

Being Sold via Secure Sale online bidding. Terms and Conditions apply. Starting bid £125,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



LOCATION: Occupying a prominent position with communal surrounding garden areas on this development at Higher Green. On the doorstep of Poulton town centre and all its amenities including shopping facilities, cafes and restaurants.

STYLE: A first floor, purpose-built modern apartment.

CONDITION: A property in good order.

ACCOMMODATION: Communal entrance with stairs leading to Apartment 3. Spacious entrance hall with storage cupboard, and video intercom. Good size lounge with French doors opening to Juliet balcony. Master bedroom with en-suite shower room, second bedroom and bathroom / W.C. modern L shaped fitted kitchen with integrated fridge freezer and plumbed for washing machine.

OUTSIDE: Secure gated parking.

SERVICES: Electric heating and UPVC double glazing are installed.

COUNCIL TAX: The property is listed as Council Tax Band C (Wyre Council).

TENURE: Tenure of the property is leasehold, with the remainder of a 999-year term from 2006.

VIEWING: By telephone appointment strictly through the Agents office.

EPC: E