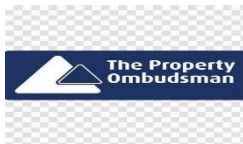


**18 KINGFISHER MEWS,
POULTON-LE-FYLDE,
FY6 7ZB**

£87,950



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.



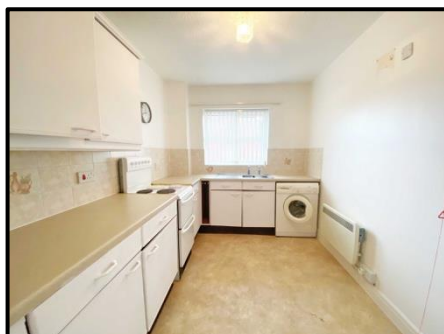
15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

*****TWO BEDROOMED, PURPOSE BUILT RETIREMENT APARTMENT*****

A PURPOSE BUILT APARTMENT IN A POPULAR DEVELOPMENT FOR OVER 60'S IN A CONVENIENT POSITION JUST OFF BLACKPOOL OLD ROAD CLOSE TO POULTON CENTRE AND ON A MAIN BUS ROUTE. THIS SMALL COURTYARD WARDEN ASSISTED BLOCK IS SET IN WELL-MAINTAINED GARDENS WITH AMPLE COMMUNAL PARKING.

THE PROPERTY BRIEFLY COMPRISES; PRIVATE ENTRANCE, LOUNGE/DINING AREA, KITCHEN, TWO BEDROOMS, BATHROOM/W.C AND HANDY STORAGE ROOM, ECONOMY 7 HEATING AND DOUBLE GLAZING.

NO ONWARD CHAIN



LOCATION: Found just off Blackpool Old Road and Kingfisher Drive, within walking distance for most to Poulton centre handy for it's range of amenities. Nearby is a small parade of shops with a convenience store and the property is adjacent to a local bus stop.

ACCOMMODATION: Private entrance hall with staircase, stair lift to first floor, landing area with cylinder cupboard and handy walk-in storage room. Good size lounge and dining area, kitchen. Double and single bedroom, shower room and W.C combined. The development also includes a communal residents lounge.

OUTSIDE: Private maintained communal gardens, large front forecourt providing parking for residents and guests.

SERVICES: All mains services are connected with the exception of gas; double-glazing and Economy 7 heating are installed.

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

TENURE: We are advised the tenure of the property is leasehold. A monthly charge covers the buildings maintenance and there is a separate ground rent, details of which are to be confirmed. The current years service charge is £168.49 per month

VIEWING: By telephone appointment through the Agents office.