Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR



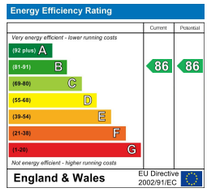
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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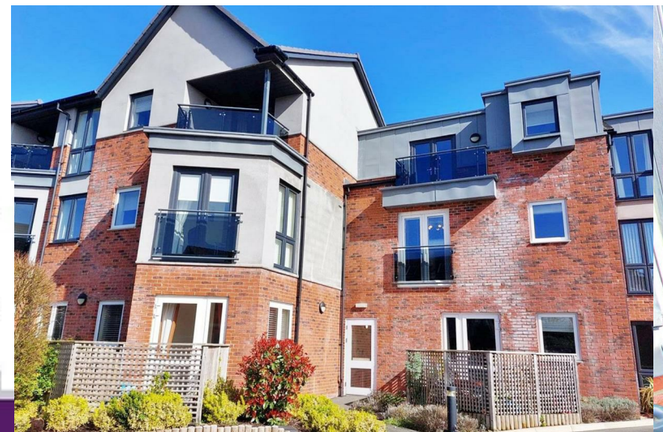


39 Station Road

, Poulton-Le-Fylde, FY6 7XJ

Offers In The Region Of £55,000

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, Poulton-Le-Fylde, FY6 7XJ

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Communal Entrace
Charming and immaculate communal area with lift access to all floors, communal lounge and and bistro.

Hallway
7'9" x 6'7"
Apartment is located at the end of a wonderfully maintained communal area. You enter the apartment into a spacious hallway, that provides ample space for wheelchair users. Entry Intercom and Emergency Call System, Access To all Rooms, Carpeted Flooring

Double Bedroom
12'4" x 10'3"
UPVC double glazed window to front. Walk in wardrobe. Carpet, ceiling light and electric radiator.

Wet Room
7'8" x 7'3"
Walk Wet Room With Slip Resistant Flooring, WC, Sink, Chrome Heated Towel Rail

Living/Dining Room
15'4" x 15'9"
UPVC double glazed French style patio doors providing access to balcony. Carpet, ceiling light and electric radiator. Access to kitchen.

Kitchen
8'9" x 6'8"
UPVC double glazed window to front. Range of wall and base units with complimentary worktops above. Integral electric oven with ceramic hob and ceiling mounted extractor fan. Tiled floor and ceiling light.

Additional Information
Over 70s Retirement Apartment:

Service charge is £894.03
Ground rent £217.50 twice a year

*Laundry Service
*Access To Communal Areas including communal lounge
*Discounts on food in on site bistro
*Water Rates
*Mobility Scooter Charging
*Apartment Cleaning - additional cost

Other Services available on request for additional costs

Council Tax Band - C - Wyre Borough Council

EPC Rating C

UPVC Double Glazed

Electric Heating Throughout

