



1 Pharos Court, Fleetwood, Lancashire

Well-Presented Purpose-Built Ground Floor Apartment

£89,950

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Pharos Court, Fleetwood, Lancashire

Shoreline Estates are delighted to offer for sale this well-presented, purpose-built ground floor apartment, ideally situated close to Fleetwood seafront, local amenities, and excellent transport links.

An excellent opportunity for first-time buyers, downsizers, or investors seeking a conveniently located coastal property.

The development benefits from a secure, shared entrance with intercom access, providing both privacy and peace of mind.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, a breakfast kitchen, two bedrooms, and a modern shower room. Additional benefits include electric heating, uPVC double glazing throughout, and allocated parking. Offered with no onward chain.

Entrance Hall - Intercom door entry phone, meter cupboard. Storage Cupboard.

Lounge 11'7" x 15'1" (3.53m x 4.61) - Two uPVC double glazed windows with views towards Fleetwood Promenade, Electric heater.

Kitchen 8'2" x 10'3" (2.49m x 3.12m) - Range of modern wall and base cupboard units in a 'white' gloss with complimentary 'black' roll edge worktops and breakfast bar, Stainless steel single drainer sink with mixer tap, Integrated electric Oven, hob & extractor, Space for under counter fridge, Plumbed for automatic washing machine, uPVC glazed window with views towards Fleetwood Promenade.

Master Bedroom 12'10" x 10'6" (3.90m x 3.20m) - Range of built in wardrobes and overhead cupboards, uPVC double glazed window, Electric heater.

Bedroom 7'3" x 10'6" (2.20m x 3.20m) - Built in Wardrobes, uPVC double glazed window, Electric heater.

Shower Room 6'7" x 7'7" (2.00m x 2.00m) - Lovely modern fitted shower room, comprising of a corner walk-in shower cubicle with glass surround and electric shower, Vanity Wash Hand Basin, Matching Vanity Low flush WC, Extractor fan, Tiled walls.

Key Features

NO ONWARD CHAIN
Short Distance to Fleetwood Promenade
Intercom Entrance
Lounge
Modern Breakfast Kitchen
Modern Shower Room
Two Bedrooms
Electric Heating
uPVC Double Glazing
Allocated parking

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Blackpool, FY2 9HX

OUTSIDE:

Parking – The apartment benefits from an allocated parking space

GENERAL

TENURE

Leasehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

There is a maintenance charge which is currently £85.00 per calendar month, which covers all general maintenance and upkeep of the communal areas, car park and building.

COUNCIL TAX

Shoreline Estates have been informed that the property is Council Tax Band B and the Local Authority Is Wyre Council

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography was prepared by Shoreline Estates in accordance with the sellers' instructions.

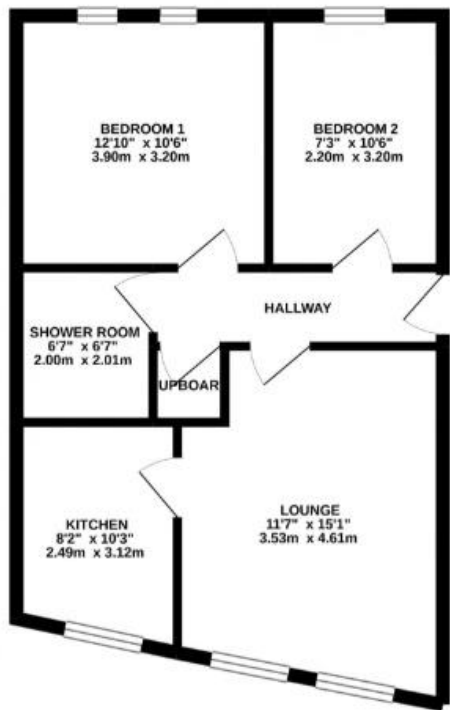
WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



FREE VALUATION

If you would like an independent and completely free market appraisal, please contact
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