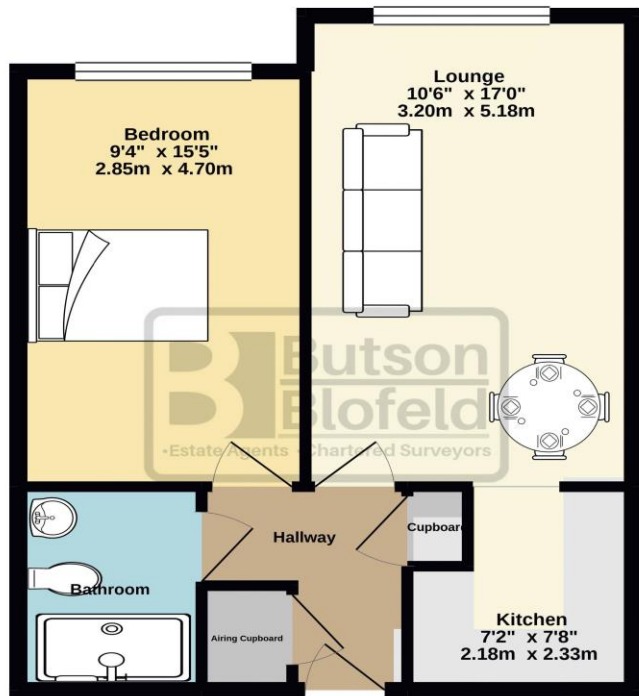


FIRST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.7 sq.m.) approx.
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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**21 CROFT HOUSE,
GROSVENOR CLOSE,
POULTON-LE-FYLDE,
FY6 7AH**

£70,000



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 should 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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*****RETIREMENT APARTMENT*****

THIS FIRST FLOOR APARTMENT FOR THE OVER 60'S OCCUPIES A SOUGHT AFTER AND POPULAR DEVELOPMENT JUST OFF DERBY ROAD CLOSE TO POULTON CENTRE. WARDEN ASSISTED AND SET WITH IN WELL-MAINTAINED GARDENS THE PROPERTY BRIEFLY COMPRISES; COMMUNAL HALL WITH RESIDENT'S FACILITIES INCLUDING LOUNGE AND LAUNDRY, PRIVATE ENTRANCE, LOUNGE, KITCHEN, BEDROOM AND BATHROOM/W.C. ECONOMY 7 HEATING AND DOUBLE GLAZING. MAINTAINED COMMUNAL GARDENS AND PARKING.



LOCATION: Found just off Derby Road, which in turn leads from Breck Road. A short walk from Poulton center and it's varied amenities.

STYLE: A first-floor purpose-built Warden assisted retirement apartment.

CONDITION: Good order throughout.

ACCOMMODATION: Secure front entrance with intercom entry system. Communal hallways, providing access to the resident's lounge, laundry and house manager's office. Lift to 1st floor Flat No.21; Private entrance hall with airing and storage cupboard, lounge overlooking the beautiful communal gardens and arch leading to the fitted kitchen. Double bedroom, modern fully tiled shower room and W.C combined.

OUTSIDE: Private well 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.

EPC RATING - C

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

TENURE: We are advised the tenure of the property is leasehold details of which are to be confirmed.

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