



7 Pharos Court, Fleetwood, Lancashire

Deceptively Spacious Purpose-Built Apartment

£79,950

2 1 1



Well Presented Apartment Sold with No Onward Chain

A well-presented and spacious apartment offering bright, modern accommodation in a convenient coastal location. The property features a generous living room with plenty of natural light, a contemporary fitted kitchen with ample storage, and a modern bathroom fitted with both a bath and separate shower.

The accommodation is complemented by good-sized bedrooms, including an impressive principal bedroom with extensive fitted wardrobes providing excellent storage. Neutral décor throughout gives the property a light and welcoming feel, while the overall layout offers practical and comfortable living space.

Ideally suited to a first-time buyer, downsizer or investor, the property is conveniently positioned for local shops, transport links and nearby amenities, with the seafront also within easy reach. Early viewing is recommended to fully appreciate the size, presentation and location of this attractive apartment.

Entrance Hall - Intercom door entry phone, meter cupboard. Storage cupboard housing hot water cylinder.

Lounge 15'10" x 14'4" (4.82m x 4.38 maximum) – Electric fire, Two 'Velux' windows to front elevation with views over the estuary, Two electric heater.

Dining Kitchen 14'1" x 10'8" (4.28m x 3.26m maximum) - Range of modern wall and base cupboard units in a 'white' gloss with complimentary 'black' square edge worktops, One and a half bowl stainless steel single drainer sink with mixer tap, Integrated electric Oven, hob & extractor, Plumbed for automatic washing machine, Two 'Velux' windows to front elevation with views over the estuary. Electric heater.

Master Bedroom 14'2" x 13'5" (4.31m x 4.10m maximum) – Range of mirrored built in wardrobes and cupboards with complimentary dressing table and drawers, Two 'Velux' windows to rear elevation, Electric heater.

Bedroom 10'7" x 7'3" (3.23m x 2.21m)- 'Velux' window to rear elevation, Electric heater.

Key Features

- NO ONWARD CHAIN
- Short Distance to Fleetwood Promenade
- Intercom Entrance
- Large Lounge
- Modern Dining Kitchen
- Modern 4 Piece Bathroom
- Two Bedrooms
- Electric Heating
- Velux Windows
- Allocated parking

01253 352207

info@shorelineestates.co.uk
www.shorelineestates.co.uk

Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

Bathroom – Spacious modern four-piece bathroom suite, comprising of a panelled bath, step in shower cubicle with double head shower, Vanity wash hand basin, Low flush WC, Towel heater radiator, Tiled walls and floor.

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.

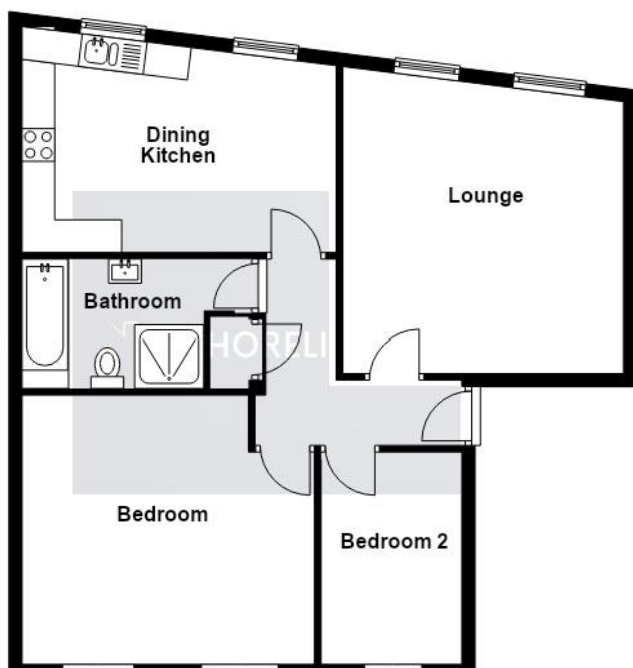
WARRANTIES

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	72 C	77 C
55-68	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
Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX
Telephone (01253) 352207 info@shorelineestates.co.uk

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Office: 01253 352207

info@shorelineestates.co.uk

www.shorelineestates.co.uk
Company Number: 13063469