

71 Garden Close, Poulton le Fylde, FY6 7WG

Two Bedroomed Penthouse Apartment

Guide Price £135,000



Stunning two bedroomed Penthouse Apartment

Shoreline Estates are delighted to present to the market this exceptional Penthouse. An amazing opportunity to purchase a Penthouse Apartment in a sought-after location Poulton gardens development, this impressive two-bedroom penthouse apartment offers a rare opportunity for spacious, private, and stylish living. Enjoying an elevated position, the apartment features two side-facing private balconies. Only with internal viewing will you appreciate this beautiful apartment on offer. Apartment Being sold via Secure Sale online bidding. Terms & conditions apply.

Communal Hallway

As you walk through the exterior front door you will find yourself in the secure communal hallway with the apartments post-boxes. A further secure door leads into the communal hallway. The staircase and elevator to the first and second floor is located here.

Entrance Hallway 6.95m x 1.55m (22ft 10in x 5ft 1in)

Lounge Open to: 6.95m x 4.95m (22ft 10in x 16ft 3in)

A fantastic open plan lounge and kitchen with the added benefit of a south facing private balcony access via uPVC double glazed sliding doors. Wall mounted electric heaters.

Kitchen:

Modern fitted wall and base cupboard units with complimentary roll edge worktops, single drainer stainless steel sink with mixer tap. Integrated oven, hob and extractor fan, Full height integrated fridge freezer, Integrated dishwasher. Splash back tiling, Sky light to provided added natural light.

Utility Room 2.54m x 1.12m (8ft 4in x 3ft 8in)

Plumbed for automatic washing machine, complementary roll edge work tops, Further sky light providing invaluable natural lighting.

Master Bathroom 3.83m x 2.18m (12ft 7in x 7ft 2in)

Master bathroom comprising, Panelled bath with electric shower over, Low flush WC, Pedestal wash hand basin, Tiled walls, Heated towel radiator, uPVC double glazed window to side elevation.

Key Features

- Penthouse Apartment
- Master Bedroom with En-suite & Private Balcony
- Further Bedroom
- Modern Open Plan Lounge and Kitchen with Private Balcony
- Utility Room
- Master Bathroom
- Communal Gardens
- Popular Residential Area
- Ready to Move into
- Electric Heating
- uPVC Double Glazing
- Allocated parking

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Master Bedroom 5.13m x 3.58m (16ft 10in x 11ft 9in)

Stunning master bedroom with private balcony to front elevation, Wall mounted electric heater

En-Suite 2.59m x 1.70m (12ft 2in x 10ft 3in)

En-suite bathroom comprising of a main corner shower, Vanity wash hand basin, Low flush WC, Heated towel radiator.

Store Cupboard: There are two generous store cupboards one comprising of the cylinder.

Bedroom 2 3.96m x 3.35m (13ft 0in x 11ft 0in)

Pedestal wash hand basin, Low flush WC, splash back tiling, UPVC double glazed window to side elevation

Gardens**Communal Garden**

The development benefits from beautiful established communal gardens which are maintained by a management company.

Tenure

We are led to believe the property is LEASEHOLD, however all prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

GENERAL

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

AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

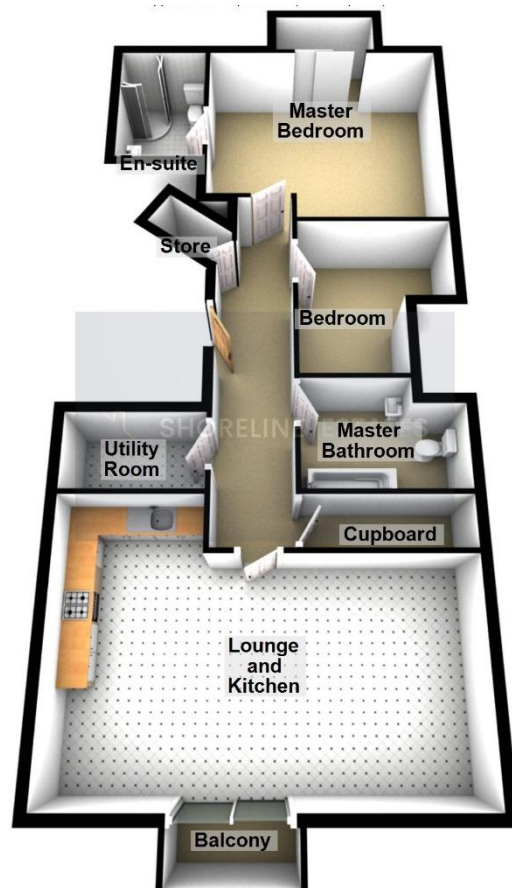
These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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.

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



Get in touch

FOR APPOINTMENTS AND
ENQUIRIES

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