

Road Map



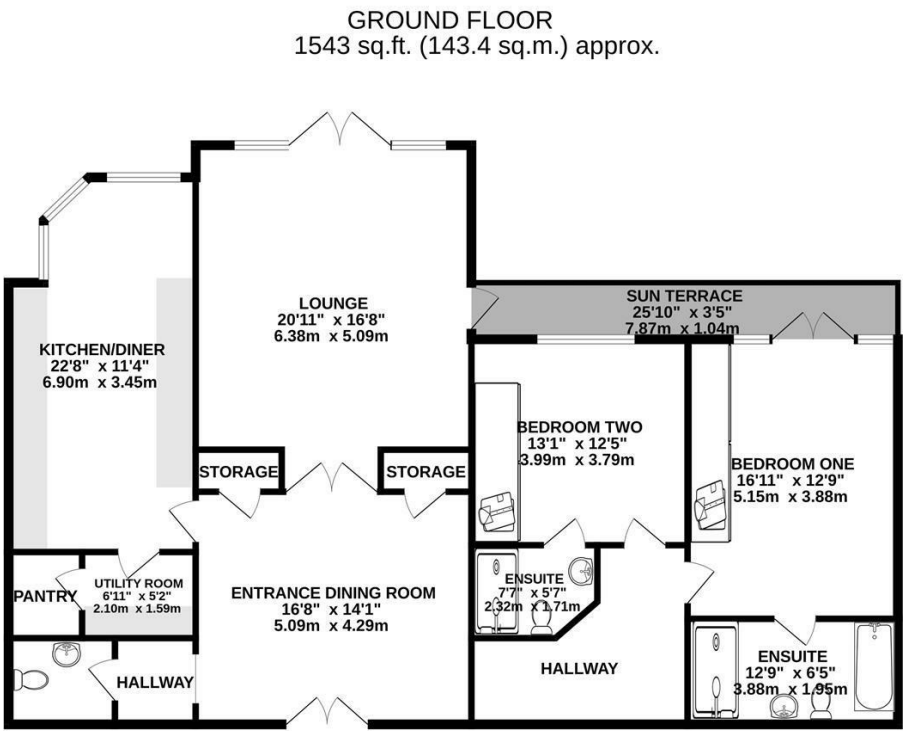
Hybrid Map



Terrain Map



Floor Plan



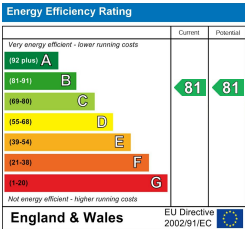
TOTAL FLOOR AREA : 1543 sq.ft. (143.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
Made with Metreplex 12/2024

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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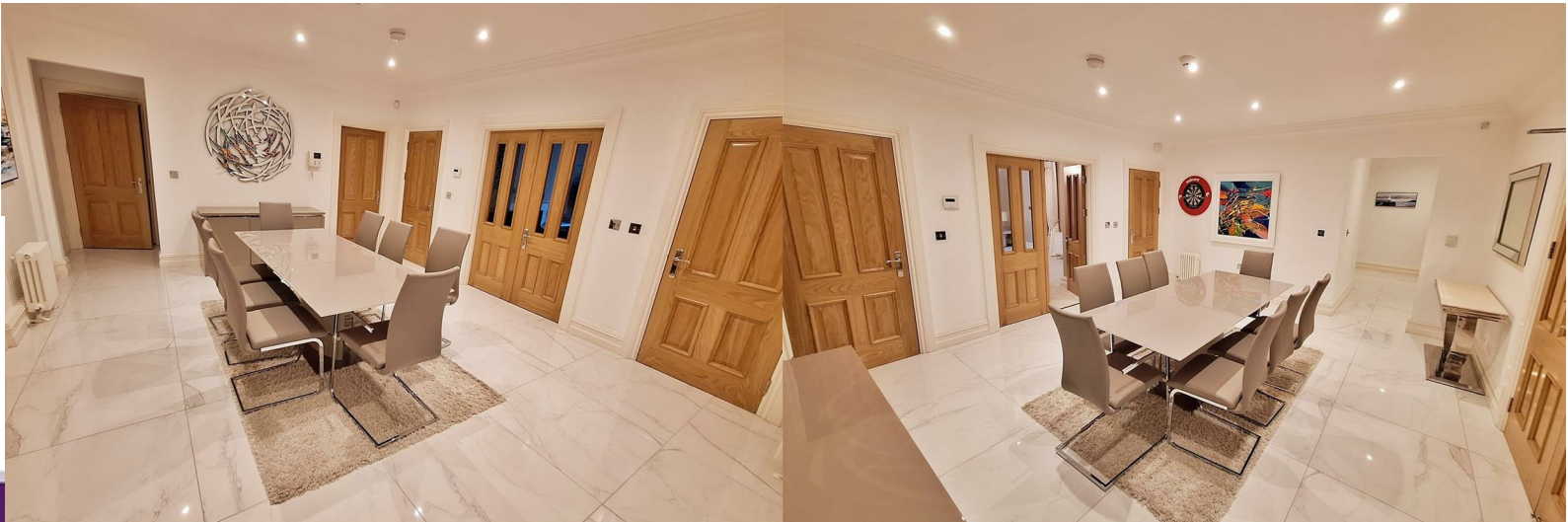
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SALES & LETTINGS



7 Singleton Hall Lodge Lane

Singleton, Poulton-Le-Fylde, FY6 8LT

Offers In The Region Of £310,000  2  2  2  B



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Exterior Grounds

Gated access with code entry system. Impressive setting across 7.5 acres of rolling parkland. Spectacular views of shaded woodland pristine lawns and lake

Singleton Hall

Nestled within Singleton Hall this beautiful ground floor apartment has a wonderful spacious feel with sleek modern fixtures. The original part of Singleton Hall is thought to date back to approximately 1873. The building has been lovingly converted in 2006 into a series of exclusive modern apartments.

Internal Communal Hallways

Accessed via the Elegant Communal Entrance Hall with Polished Sweeping Stairway. The subject apartment is located to the far right of Singleton Hall to the ground floor.

Entrance Dining Room

16'8" x 14'0"
Double internal doors leading from communal hallway into apartment. Access to all rooms. Central reception hall and dining room. Storage cupboards. High gloss porcelain floor tiles throughout.

Lounge

20'11" x 16'8"
Internal double doors from entrance dining room lead into lounge. Feature electric flame effect fire

place. Double doors to rear and windows to front. Door to side leading to exterior Sun Terrace. Carpet, ceiling lights and radiator.

Kitchen/Diner

22'7" x 11'3"
UPVC windows to front aspect. Modern Siemens fitted kitchen comprising range of wall mounted and base units with granite work tops above. Neff electric double oven. Neff five ring gas hob with chrome extractor fan above. Integral fridge and freezer. Stainless steel double sink with mixer tap and Quooker instant boiler water tap above. Integral dishwasher. LED spot lights and vertical radiator. Floor level Worcester Bosch Greenstar Highflow 440CDi Gas Combi Boiler.

Utility Room with Pantry

6'10" x 5'2"
Off kitchen. Range of base units with worktop above. Stainless steel sink unit with mixer tap. Plumbed for washing machine and space for condensing tumble dryer. Walk in pantry.

Guest WC

Access from entrance dining room. Low flush WC and pedestal wash hand basin. Tiled wall and floors. Chrome towel heater. Large mirror and spot lights.

Bedroom One

16'10" x 12'8"
Double doors to front providing access to external Sun Terrace. Floor to ceiling bespoke wardrobes.

Carpet, radiator and ceiling lights. Access to En suite bathroom.

Bedroom One En Suite

12'8" x 6'4"
Four piece bathroom suite comprising; panel bath, low flush WC, pedestal wash hand basin and walk in twin shower cubicle. Tiled walls and floors. Chrome towel heater. Spot lights and large mirror.

Bedroom Two

13'1" x 12'5"
Double glazed window to front. Bespoke wardrobes and dresser. Carpet, radiator and ceiling lights. Access to En suite bathroom.

Bedroom Two En Suite

Three piece bathroom suite comprising; Walk in shower cubicle with glass partition, low flush WC and pedestal wash hand basin. Tiled walls and floors. Chrome towel heater and spot lights.

Front Sun Terrace

Accessible via lounge or bedroom one. Open Sun Terrace to front elevation with views across communal car park and woodland beyond.



Further Information

Council Tax Band - G
Leasehold - 999 Years from 2006
Service Charge - Approximately £375 per month - paid quarterly (includes building insurance, up keep of internal and external communal areas)
Ground Rent - (Included within Service Charge)

Allocated Parking

Allocated parking for subject apartment is located directly opposite the Sun Terrace to the front. Guest parking is also available

