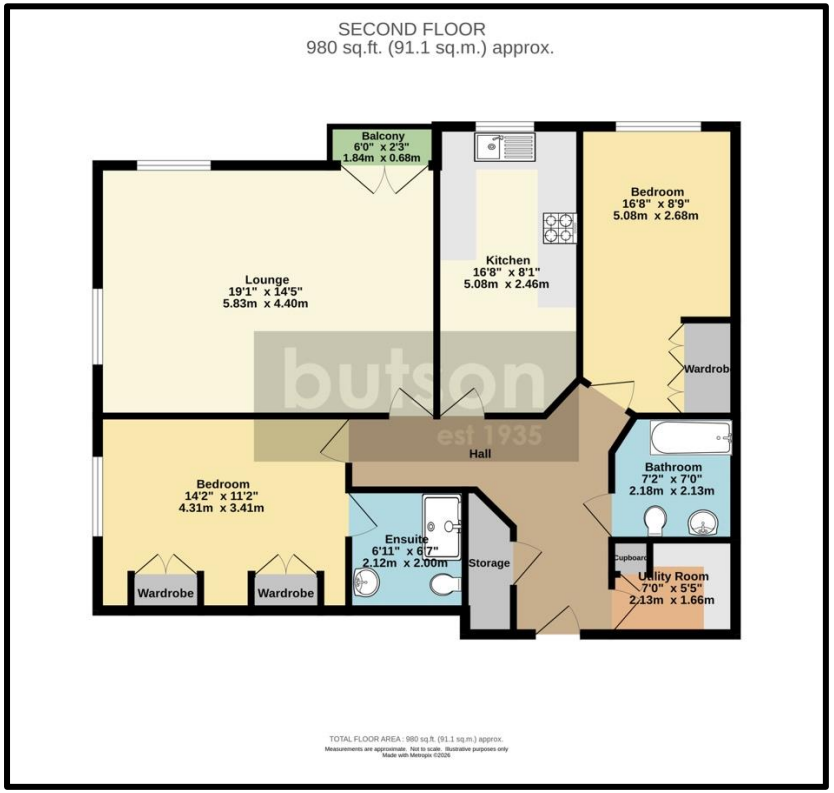







35 MANOR APARTMENTS, POULTON-LE-FYLDE, FY6 7HF

£190,000

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 must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.

15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

SPACIOUS PURPOSE-BUILT 2nd FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS & TWO BATHROOMS.

A WELL-PROPORTIONED APARTMENT, OFFERING GENEROUS LIVING ACCOMMODATION SITUATED ON A POPULAR AND CONVENIENT DEVELOPMENT CLOSE TO POULTON TOWN CENTRE.

The property benefits from a spacious lounge with access to a balcony, a fitted kitchen, two double bedrooms, including the principal bedroom with an en-suite, a separate bathroom and a useful utility room. Further features include excellent storage, double glazing, electric heating and secure gated parking. Ideally positioned for local amenities and convenient motorway access.

Viewing is highly recommended.













LOCATION: Situated on this popular residential development off Garstang Road East (SAT NAV FY6 7HF), the apartment is conveniently placed within easy reach of Poulton town centre. A range of shops, cafés, restaurants and everyday amenities are close by, with excellent transport links and motorway access also readily available.

STYLE: A purpose-built apartment with lift access to the upper floors and a secure communal entrance.

CONDITION: The apartment offers bright and spacious accommodation throughout, with a neutral finish.

ACCOMMODATION: Communal entrance with security entry-phone system, individual letterboxes, lift and stair access to the upper floors. Private entrance hall with a useful storage cupboard, leading to a generous lounge with French doors opening onto a balcony. Fitted kitchen with a range of wall and base units, work surfaces together with a handy utility room providing additional practical space. Two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobe space and an en-suite shower room. The second bedroom is also a good-sized double with fitted wardrobes. There is a separate family bathroom with a three-piece suite.

OUTSIDE: Secure gated parking and a designated parking space. Visitor parking is also available. Balcony access from apartment.

SERVICES: All mains' services are connected with the exception of gas, electric heating and UPVC double-glazing are installed.

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

EPC: Rated B

TENURE: The property is leasehold, with a residual lease of approximately 999 years. Ground rent is £150 per year and the service charge is £1,500 per year.

VIEWING: Strictly by telephone appointment through the agents' office.