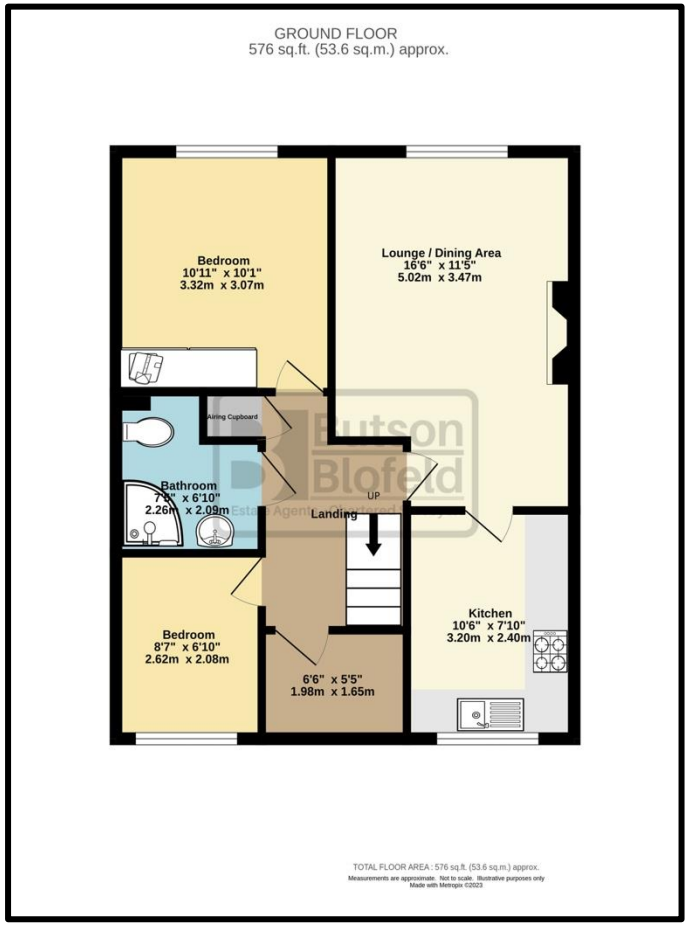




18 KINGFISHER MEWS, POULTON-LE-FYLDE, FY6 7ZB

£85,500

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.

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TWO BEDROOMED, PURPOSE-BUILT RETIREMENT APARTMENT

A PURPOSE-BUILT APARTMENT IN A POPULAR DEVELOPMENT FOR OVER 60'S IN A CONVENIENT POSITION JUST OFF BLACKPOOL OLD ROAD CLOSE TO POULTON CENTRE AND ON A MAIN BUS ROUTE. THIS SMALL COURTYARD WARDEN ASSISTED BLOCK IS SET IN WELL-MAINTAINED GARDENS WITH AMPLE COMMUNAL PARKING.

THE PROPERTY BRIEFLY COMPRISES; PRIVATE ENTRANCE, LOUNGE/DINING AREA, KITCHEN, TWO BEDROOMS, BATHROOM/W.C AND HANDY STORAGE ROOM, ECONOMY 7 HEATING AND DOUBLE GLAZING.

NO ONWARD CHAIN













LOCATION: Found just off Blackpool Old Road and Kingfisher Drive, within walking distance for most to Poulton centre handy for it's range of amenities. Nearby is a small parade of shops with a convenience store and the property is adjacent to a local bus stop.

ACCOMMODATION: Private entrance hall with staircase, stair lift to first floor, landing area with cylinder cupboard and handy walk-in storage room. Good size lounge and dining area, kitchen. Double and single bedroom, shower room and W.C combined. The development also includes a communal residents lounge.

OUTSIDE: Private 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.

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

TENURE: We are advised the tenure of the property is leasehold. A monthly charge covers the buildings maintenance and there is a separate ground rent, details of which are to be confirmed. The current years service charge is £168.49 per month

VIEWING: By telephone appointment through the Agents office.