

Road Map



Hybrid Map



Terrain Map



Floor Plan



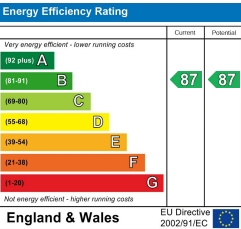
3 Crocus Court Station Road  
 , Poulton-Le-Fylde, FY6 7XJ

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



£1,295 Per Calendar Month



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# 3 Crocus Court Station Road

, Poulton-Le-Fylde, FY6 7XJ

£1,295 Per Calendar Month



## Communal Entrance

Charming and immaculate communal area with lift access to all floors, communal lounge and and bistro.

## Hallway

Apartment is located on the ground floor near the communal lounge and reception area. You enter the apartment into a spacious hallway, that provides ample space for wheelchair users. Entry Intercom and Emergency Call System, Access To all Rooms, Carpeted Flooring

## Double Bedroom

UPVC double glazed window to front. Walk in wardrobe. Carpet, ceiling light and electric radiator.

## Wet Room

Walk Wet Room With Slip Resistant Flooring, WC, Sink, Chrome Heated Towel Rail

## Living Room /Dining Room

UPVC double glazed French style patio doors providing access to outdoor space. Carpet, ceiling light and electric radiator. Access to kitchen.

## Kitchen

UPVC double glazed window to front. Range of wall and base units with complimentary worktops above. Integral electric oven with ceramic hob and ceiling mounted extractor fan. Tiled floor and ceiling light.

## Utility Room

carpeted with ample storage

## Additional Information

Over 70s Retirement Apartment

\*Laundry Service

\*Access To Communal Areas including lounge

\*Discounts on food in on site bistro

\*Water Rates

\*Mobility Scooter Charging

\*Apartment Cleaning - 1 hr weekly

Other Services available on request

Council Tax Band - C - Wyre Borough Council

EPC Rating B

UPVC Double Glazed

Electric Heating Throughout

Private Garden

iMove Lettings (Fylde) Ltd are members of The Property Ombudsman for Residential Lettings redress scheme

Please note, a holding deposit of £50 per applicant will required to reserve the property. The terms of the holding deposit will be set out before payment of this is requested

