



**APARTMENT 30
THE WATERFRONT
BOURNE MAY ROAD
KNOTT END-ON-SEA
FY6 0FL**

£125,000



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 their 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

****PURPOSE BUILT APARTMENT SITUATED ON THE SEA FRONT WITH NO CHAIN****

THE WATERFRONT' SITS PROMINENTLY ALONG THE ESPLANADE IN KNOTT END, OVERLOOKING THE SEA AND BAY OUT TOWARDS THE LAKELAND FELS. ENJOYING PRIVATE GROUNDS AND DIRECT ACCESS TO THE BEACH THIS WELL PRESENTED APARTMENT WOULD BE IDEAL AS A HOLIDAY RETREAT OR RETIREMENT HOME. WITHIN EASY WALKING DISTANCE OF ALL THE VILLAGE AMENITIES. THE ACCOMMODATION BRIEFLY COMPRISES, LOUNGE AND KITCHEN WITH BALCONY ACCESS, TWO BEDROOMS, EN SUITE AND BATHROOM. ELECTRIC HEATING AND DOUBLE GLAZING. PRIVATE AND GATED CAR PARKING WITH ALLOCATED SPACE.

NO CHAIN.



LOCATION: The property is found at the end of and fronting the Esplanade on Bourne May Road. Knott End offers a range of everyday amenities and facilities including doctor's surgery, chemist, restaurant and golf course. Transport routes provide handy access to Lancaster, Cleveleys and Poulton town centre's.

STYLE: Purpose built, second floor flat with communal elevator

CONDITION: Ready to walk in to.

ACCOMMODATION: Ground floor; communal entrance hall with staircase leading off and lift access. Second Floor; private entrance hall, good size lounge and fully fitted modern kitchen with integrated appliances balcony access. Master bedroom with en suite shower, second bedroom and bathroom W.C.

OUTSIDE: The property includes an allocated parking space along with communal parking areas and grounds with private access direct to the beach.

SERVICES: All mains services are connected with the exception of gas. Electric heating and double-glazing installed. Intercom entry system.

COUNCIL TAX: The property is listed from an online search as Council Tax Band B (Wyre Council).

EPC RATING - D

TENURE: We are advised that the property is Leasehold with the remainder of 999 years.

VIEWINGS: Strictly by appointment through the Agent's office.