

**\*\*\* FIRST FLOOR APARTMENT ON POULTON'S DOORSTEP\*\*\***

**OCCUPYING AN EXTREMELY CONVENIENT POSITION AT THE CORNER OF BRECK ROAD AND DERBY ROAD, A STONE'S THROW FROM THE TOWN CENTRE AND RAILWAY STATION. THIS FIRST-FLOOR ONE BEDROOM APARTMENT IS AN IDEAL INVESTMENT FOR A BUY TO LET/FIRST TIME BUY.**

**COMPRISING OF LOUNGE, MODERN KITCHEN, BEDROOM, SHOWER-ROOM / WC. PARKING, CENTRAL HEATING. VIEWING RECOMMENDED.**

**LOCATION:** Occupying an extremely convenient position at the corner of Breck Road and Derby Road, a stone's throw from Poulton town centre, the railway station, transport service routes, shops and other amenities.

**STYLE:** A first-floor apartment, formed from what was formerly a large Victorian semi-detached property, offering lots of character.

**CONDITION:** Apartment with modern fittings and decoration. Ideal for first-time buyer or 'buy to let'.

**ACCOMMODATION:** Communal staircase from ground-floor with access to first-floor flat comprising - Lounge, modern kitchen, bedroom, shower-room / Wc.

**OUTSIDE:** Communal garden areas with parking space to rear.

**SERVICES:** All mains services are connected, the property has gas central heating installed.

**COUNCIL TAX BAND:** The property is listed as Council Tax Band A

**TENURE:** Tenure of the property is leasehold. Ground-rent £129.81 per annum, plus a maintenance charge of £80 per month

**VIEWING:** By telephone appointment through the Agent's office.

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. Prices / rentals are exclusive of VAT unless otherwise indicated.



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**£99,950**