



**5 ALEXANDER COURT,
CHAPEL STREET,
POULTON-LE-FYLDE,
FY6 7BQ**

£70,000



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WARDEN ASSISTED TOWN CENTRE RETIREMENT APARTMENT.....

This GROUND floor retirement apartment occupies an extremely convenient town centre position with all amenities on the doorstep. Enjoying a Southerly facing sunny aspect the flat briefly comprises; double bedroom, lounge with box bay window, kitchen and shower room. The complex provides 24 hour emergency call system, laundry room, lounge with Kitchenette.

A visitors room is also available with pre booking. Parking facilities, UPVC double-glazing and Economy 7 heating.

Viewing comes highly recommended and No Chain.

LOCATION: Alexander Court is a conveniently situated retirement development (SAT NAV FY6 7BQ), built by Fairclough homes for the over 60's with all town centre amenities on the doorstep.

STYLE: A GROUND floor purpose-built apartment. Warden assisted.

CONDITION: A well-maintained apartment with neutral décor, updated kitchen and wet room.

ACCOMMODATION: Front and rear entrances with security entry-phones. Communal hallways, also providing access to the resident's lounge, laundry room and house manager's office, lift to all floors.

Apartment; private entrance hall with airing cupboard and small storage cupboard, good size lounge with box bay window and fitted kitchen leading off. Double bedroom with fitted wardrobes and shower room / W.c combined (wet room)

OUTSIDE: Communal areas, and parking at the rear.

SERVICES: All mains services are connected with the exception of gas. UPVC double-glazing and Economy 7 heating are installed.

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

EPC RATING - D

TENURE: We are advised the tenure of the property is leasehold with 62 years remaining. A service charge of £415.87 per calendar month is payable and a ground rent of £214.15 per annum. Purchasers must seek clarification of this from their solicitors.

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


