

**23 QUEENSWAY,  
POULTON-LE-FYLDE,  
FY6 7ST**

**£310,000**



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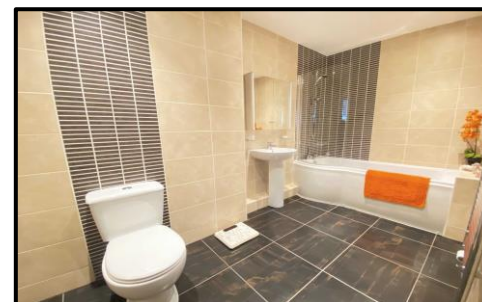


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## TOWN CENTRE PENTHOUSE APARTMENT WITH NO CHAIN

WOW!..... THIS MOST SPACIOUS PENTHOUSE APARTMENT OFFERS LOTS OF ACCOMMODATION AND IS SITUATED RIGHT IN THE TOWN CENTRE IDEAL FOR ALL LOCAL AMENITIES. EXTREMELEY WELL PRESENTED AND FITTED OUT THE LAYOUT BRIEFLY COMPRISES; LARGE LOUNGE WITH BALCONY, FITTED DINING / KITCHEN AND SEPARATE UTILITY ROOM. SNUG LOUNGE / STUDY (PREVIOUSLY BEDROOM THREE). TWO DOUBLE BEDROOMS THE MASTER WITH EN SUITE AND WALK IN WARDROBE. BATHROOM / W.C. THIS PROPERTY ALSO INCLUDES TWO PARKING SPACES & CAN BE PURCHASED FULLY FURNISHED.

VIEWING COMES HIGHLY RECOMMENDED.



**LOCATION:** Most convenient residential position within the heart of Poulton centre. Handy for everyday amenities including shopping facilities, restaurants, cafes and bars, the train station and public transport.

**STYLE:** Purpose built and most spacious Penthouse Apartment.

**CONDITION:** Modern and very well appointed with neutral décor throughout and bespoke Carl Joseph fitted furniture to bedrooms and lounge.

**ACCOMMODATION:** Ground-floor; communal reception area with entry-phone and lift to each floor. Second floor; Private entrance hall, light and airy good size lounge with French windows providing access to a balcony seating area. Snug lounge / study fitted with Carl Joseph furniture (previously bedroom three) Fitted kitchen with breakfast area, high & low level units and integrated appliances. Separate utility cupboard and boiler. Master bedroom with en suite bathroom and walk in wardrobe, private balcony access. Second double bedroom and fully tiled bathroom suite.

**OUTSIDE:** The subject property includes two allocated parking spaces.

**SERVICES:** All mains services are connected, gas central heating and UPVC double-glazing installed.

**COUNCIL TAX BAND:** The property is listed as Council Tax Band D (Wyre Council).

**TENURE:** Tenure of the property is leasehold residual of 999 years from 2009. An annual ground-rent payable of £300 and a quarterly maintenance charge of £415

**VIEWING:** By telephone appointment strictly through the Agents office.

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