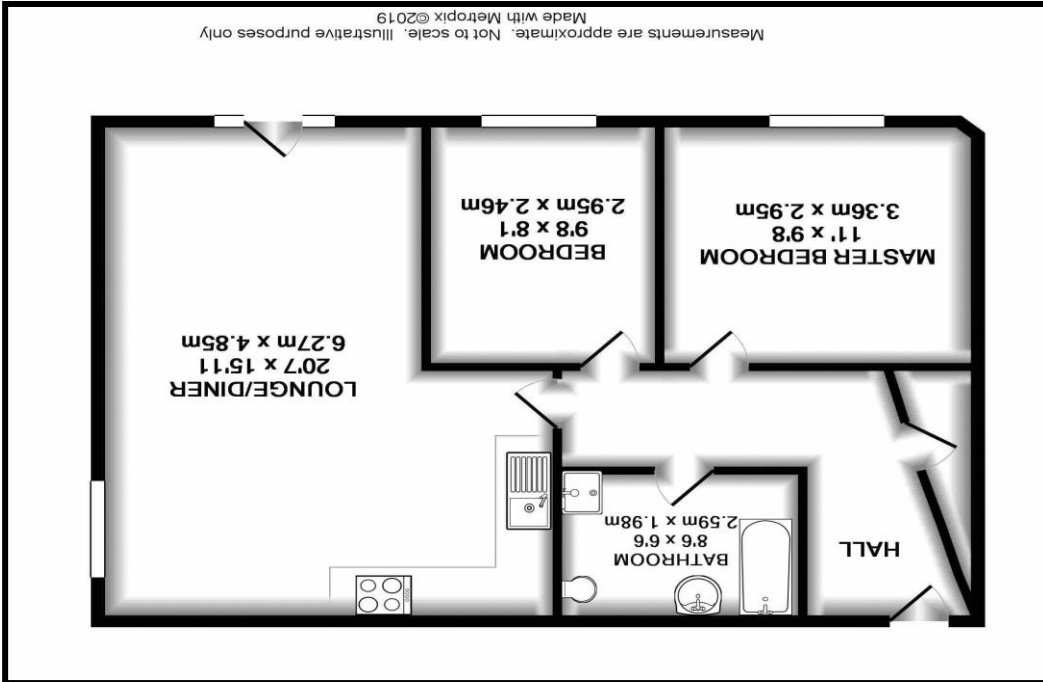


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**\*\*\*WELL APPOINTED APARTMENT IN CONVENIENT LOCATION\*\*\***

**THIS BEAUTIFULLY APPOINTED, FIRST FLOOR APARTMENT COMPRISES: COMMUNAL ENTRANCE WITH LIFT TO PRIVATE HALLWAY, LOUNGE WITH JULIET BALCONY, FITTED KITCHEN, TWO DOUBLE BEDROOMS, FULLY TILED SHOWER ROOM AND ACCESS TO LOFT SPACE. PARKING. ELECTRIC HEATING, UPVC DOUBLE-GLAZING, SOLAR HEATING PANELS.**

**VIEWING HIGHLY RECOMMENDED!**



**LOCATION:** Occupying a convenient position next to Thornton Health Centre and handy for local shops and bus routes

**STYLE:** A first floor, purpose-built apartment.

**CONDITION:** Well maintained and appointed to a high standard.

**ACCOMMODATION:** Ground-floor reception area with visual entry-phone, lift to each floor. Hallway leading to flat 5, entrance hall with large cupboard, lounge with open plan kitchen and door to Juliet balcony. Two double bedrooms. Fully tiled shower room / WC.

**OUTSIDE:** Communal landscaped gardens, designated parking.

**SERVICES:** All mains services are connected. Electric heating and UPVC double-glazing are installed. On the roof there are solar thermal panels connected to the hot water system. Thermal insulation to all internal walls, floors and ceilings making the flat extremely economical.

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

**TENURE:** Tenure of the property is leasehold with a ground rent and service charge of approx £1,200 per annum