



12 Alexander Court, Chapel Street,
Poulton-Le-Fylde, FY6 7BQ

£92,950

***** RETIREMENT APARTMENT in the heart of POULTON LE FYLDE *****

This is a first floor, purpose built RETIREMENT apartment situated very conveniently in the centre of Poulton Le Fylde.

**With TWO DOUBLE bedrooms, a modern fitted kitchen, LARGE shower and a generous lounge well OVER 15ft x 9ft. There are also numerous COMMUNAL FACILITIES like the residential lounge with kitchen, a LAUNDRY room and ample residents PARKING to the rear
No chain.**

- TWO bedrooms
- LARGE lounge
- FITTED kitchen
- MODERN shower room
- UPVC double glazing
- PARKING to rear
- POULTON CENTRE
- No chain.

Award winning property sales since 1948.



McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Ground Floor:

Communal Entrance: Security intercom/ Staircase and lift to all floors

First Floor:

Communal Landing:

Private Entrance:

Hall: Built in storage cupboard, Coved ceiling, Personal alarm point

Lounge: 15'6" x 9'11" (4.72 m x 3.02 m) Feature fireplace with marble hearth, Coved ceiling, UPVC double glazed window, Electric storage heater, Open archway to:-

Kitchen: 7'8" x 7'5" (2.34 m x 2.26 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor over, Stainless steel sink, Part tiled walls, Tiled floor, Coved ceiling, Personal alarm point.

Bedroom 1: 12'3" x 10'9" (3.73 m x 3.28 m) Built in wardrobe, Coved ceiling, Two UPVC double glazed windows, Electric storage heater.

Bedroom 2: 9'6" x 7'8" (2.90 m x 2.34 m) Coved ceiling, UPVC double glazed window, Electric storage heater.

Shower Room: Comprising; Larger shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Extractor fan, Heated towel rail/radiator.

Heating: Electric heating (NOT TESTED).

Additional Information: The property is assisted living with emergency pull cords in each room with direct contact 24 hours a day to server. The property also has a warden on duty each working day 10 am to 4pm.

There are numerous communal resident's facilities which include: Laundry room, Communal Lounge and Kitchen, Lift to all floors.

Tenure: We have been informed that the property is leasehold; 99 year lease from 1st January 1987. We are told that current charges are paid and up to date and for the next financial year will be set at: Service charge £4657.55 per annum including building insurance. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1732.68 (2024/25)



Directions: The property is actually on the ring road running around Poulton centre. Located on the right hand side. (30 yards down from the Church Yard)

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Ground Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Alexandra Court

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

