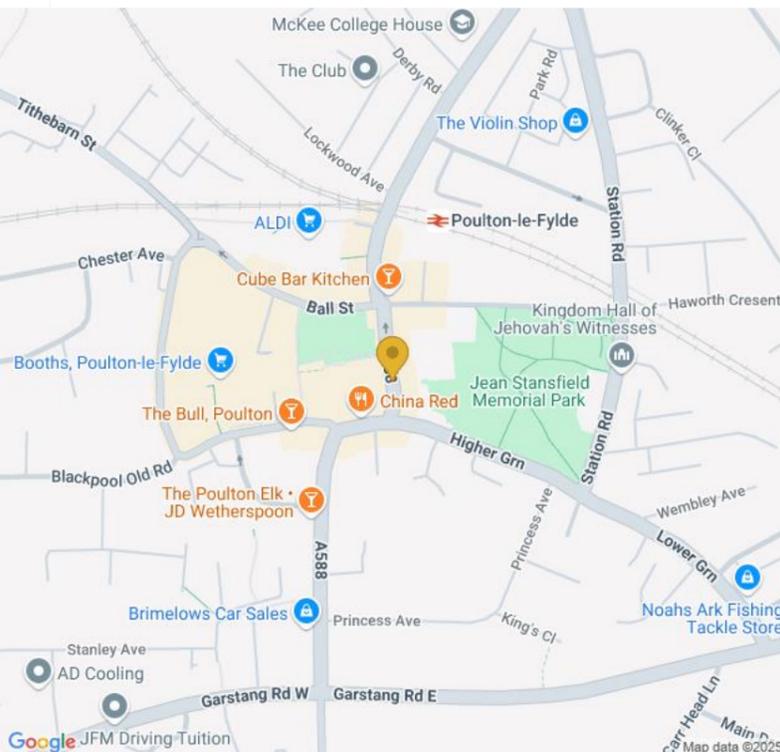
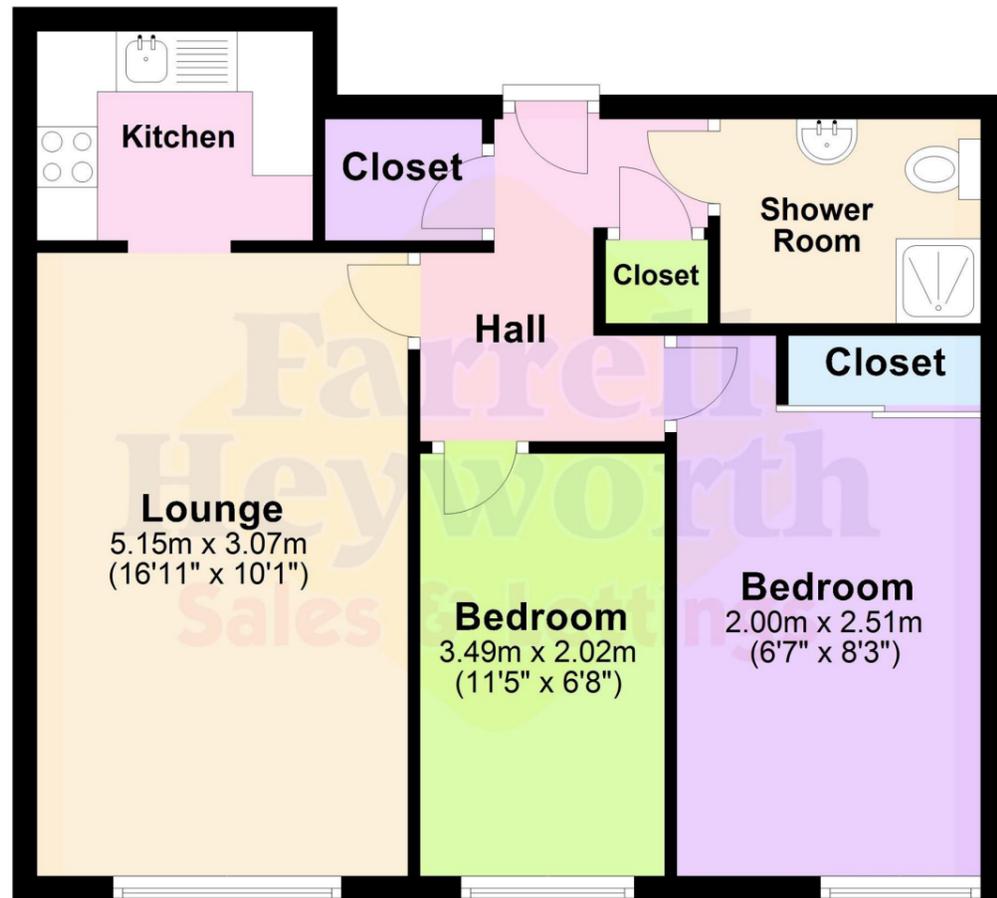


**£94,950**

Alexander Court, Poulton  
Le Fylde FY6



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom First Floor Retirement Apartment in Central Poulton**
- **Bright Lounge, Kitchen, Two Generous Bedrooms**
- **Three Piece Shower Room, Lift Access to All Floors, Car Parking**
- **Communal Lounge/Kitchen, Located in the Heart of Poulton Centre!**



**Poulton  
Landmark House  
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 886000**

**Email: [poulton@farrellheyworth.co.uk](mailto:poulton@farrellheyworth.co.uk)**

**<https://www.farrellheyworth.co.uk/poulton>**



Welcome to Alexander Court, Poulton-Le-Fylde!

This well presented two bedroom retirement apartment is situated within the exceptional Alexander Court development, which stands only a stones throw from Poulton-le-Fylde town centre, shops, amenities, eateries, medical centre, recreational parks and transport links (bus and train).

Alexander Court is a very well appointed retirement complex, offering residents wonderful amenities such as a comfortable communal lounge and kitchen for socialising, laundry room, lift and stair-lift access to all floors and resident's parking.

The apartment is located on the first floor, is excellently presented and ready to move into. The accommodation comprises entrance hall, bright lounge, kitchen with integrated appliances, three piece shower room and a two generous bedrooms, one of which benefits from a built-in wardrobe, ideal for storage of clothing.

Viewing is highly recommended!

Tenure: Leasehold  
 Leasehold information: Terms: 99 years from 1st January 1987  
 Current Ground Rent: £214.15 per annum  
 Current Service/Maintenance Charges: £278.54 per calendar month  
 Council Tax: Band B

