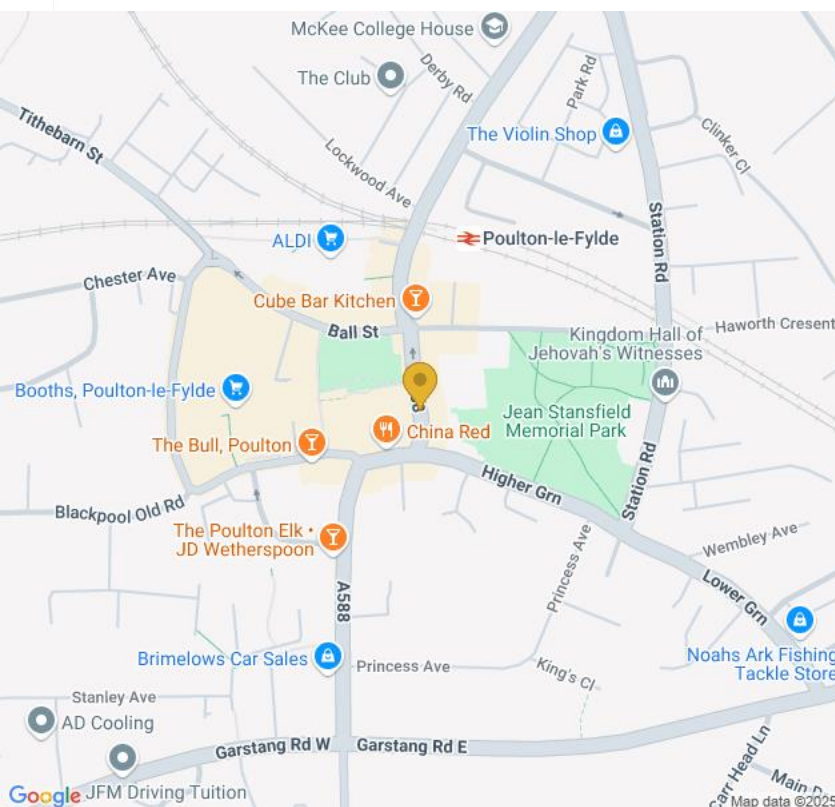


**£94,950**

Alexander Court, Poulton  
Le Fylde FY6

**Farrell  
Heyworth**  
Sales & Lettings



**Farrell  
Heyworth**  
Sales & Lettings

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

**Tel: 01253 886000  
Email: [poulton@farrellheyworth.co.uk](mailto:poulton@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/poulton>**



- **\*\*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!**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





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

