



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

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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

**£89,950**

**Derby Road, Thornton  
Cleveleys FY5**

**Farrell  
Heyworth**  
**Sales & Lettings**



- **Two Bedroom Apartment on the First Floor.**
- **Spacious Lounge, Fitted Kitchen.**
- **Two Double Bedrooms.**
- **Located Close To Shops & Amenities.**
- **Please Call To Avoid Missing Out.**

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.

**EPC C**

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Fantastic opportunity to purchase this two bedroom, first floor flat, the property is ready to move into and is situated in popular residential location in Cleveleys.

On internal inspection the property briefly comprises, hallway, lounge, kitchen, bathroom and two bedrooms with en suite to the master.

Externally the property has a garage.

Tenure: Leasehold  
Leasehold information: Term: 999 Years from 1st January 2008  
Current Ground Rent: Nil  
Current Maintenance/Service Charges: TBC  
Council Tax: Band A

