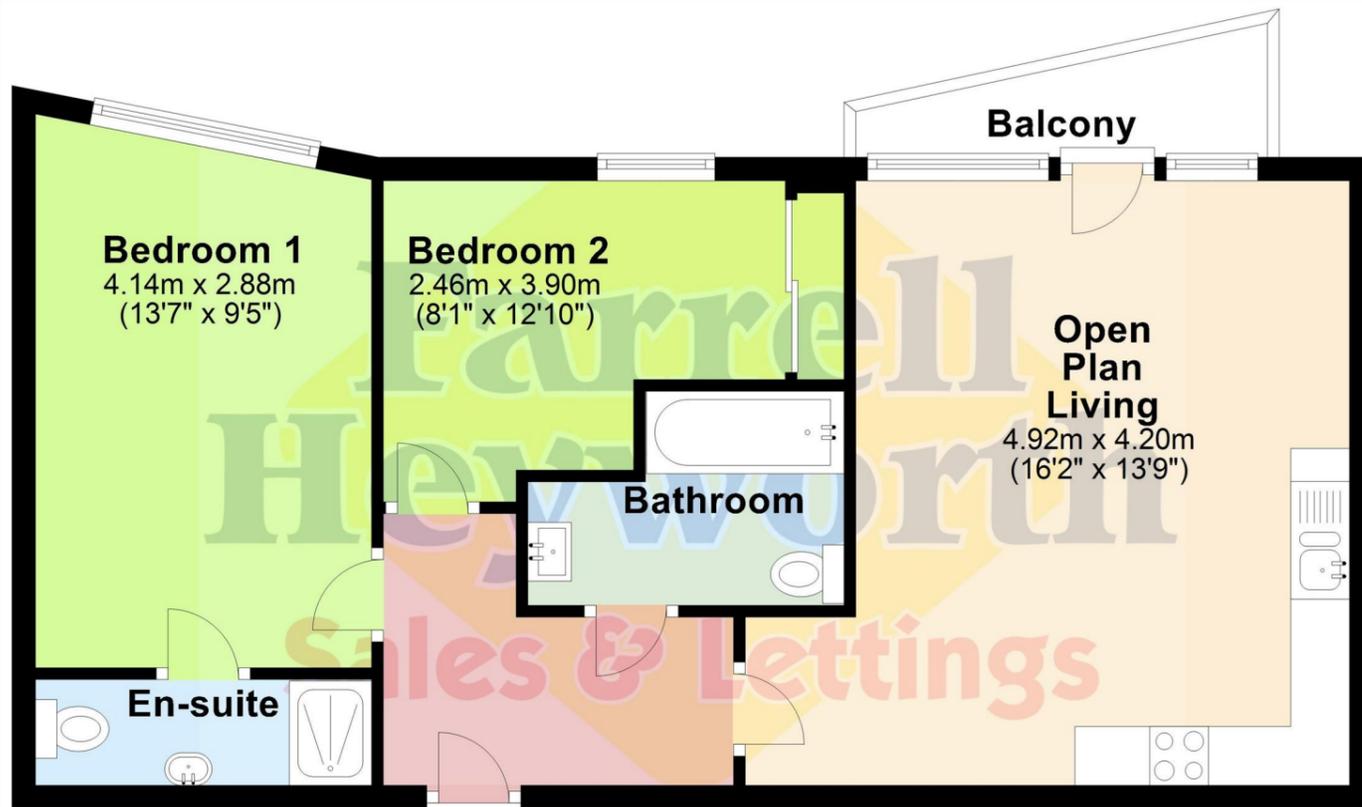


£150,000

Bourne May Road, Knott
End On Sea, Poulton Le
Fylde FY6



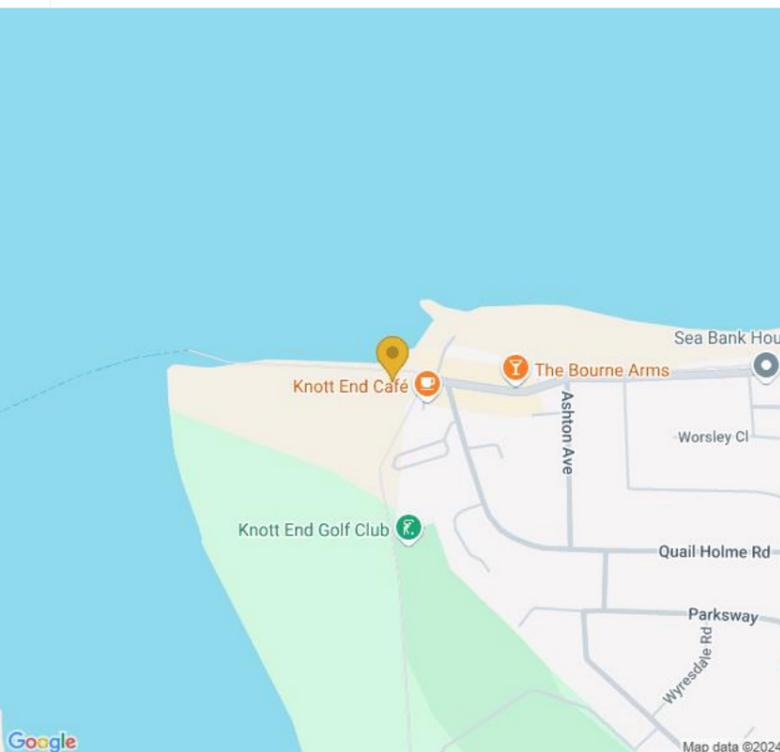
- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom Third Floor Apartment With Sea Views And Balcony**
- **Open Plan Lounge, Dining Room & Kitchen, Modern Bathroom**
- **Two Bedrooms, En Suite Shower To Master, Allocated Parking**
- **Great Location, Close to Local Amenities, & Coastal Walks**



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

Tel: 01253 886000

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



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 D

www.farrellheyworth.co.uk



A fantastic opportunity to purchase this well presented third floor, two bedroom luxury apartment overlooking the waterfront at Knott End.

On internal inspection the property briefly comprises entrance hallway, inner hallway, open plan lounge/kitchen/dining area, a bathroom and two bedrooms with en suite to the master.

Externally the property has allocated parking and a balcony with sea views.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold
 Leasehold information: Terms: 999 Years from 1st January 2015
 Current Ground Rent: £250 per annum
 Current Maintenance/Service Charges: £1452 per annum
 Council Tax: Band B





