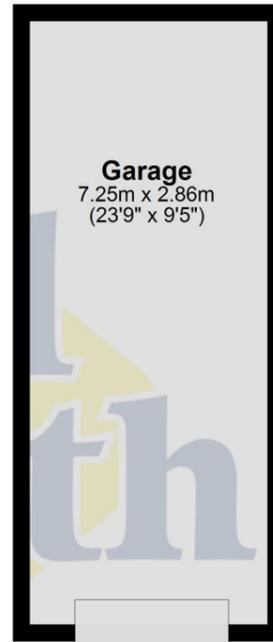
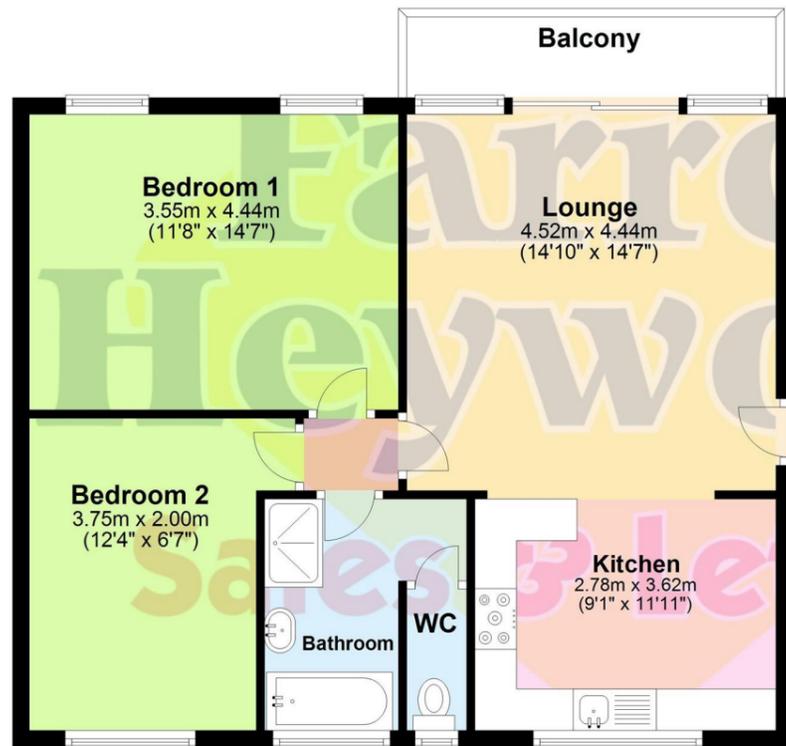


**£149,950**

Queens Promenade,  
Thornton Cleveleys FY5



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Well Presented 2 Bedroom Ground Floor Flat On Queens Promenade**
- **Spacious Lounge, Modern Kitchen & Diner, Two Double Bedrooms**
- **Modern Family Bathroom, Garage & Parking,**
- **Great Location, Close to Local Amenities, & Coastal Walks**

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

**Tel: 01253 858200**

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

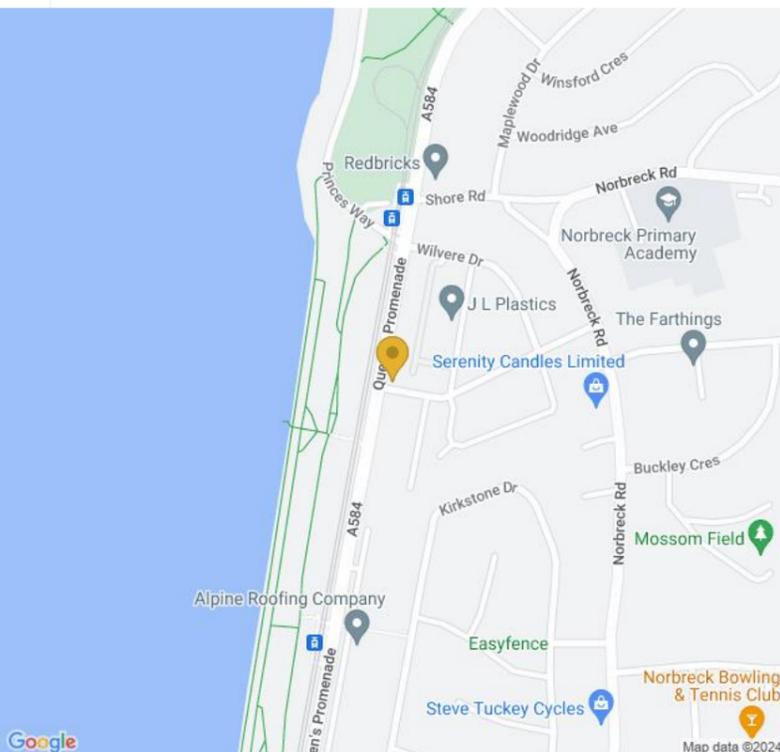
**<https://www.farrellheyworth.co.uk/cleveleys>**

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



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.



Fantastic opportunity to purchase this two bedroom, ground floor flat, the property is immaculately presented and is situated in popular residential location on Queens Promenade in Thornton Cleveleys.

On internal inspection the property briefly comprises; entrance hallway, inner hallway, a spacious lounge with adjoining balcony, a bright, modern kitchen/diner, a bathroom and separate WC, and two double bedrooms.

Externally the property has communal gardens, allocated parking and a garage.

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

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 29 September 1961  
 Current Ground Rent:  
 Current Service/Maintenance Charge: £180 per month  
 Council Tax: Band C



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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



