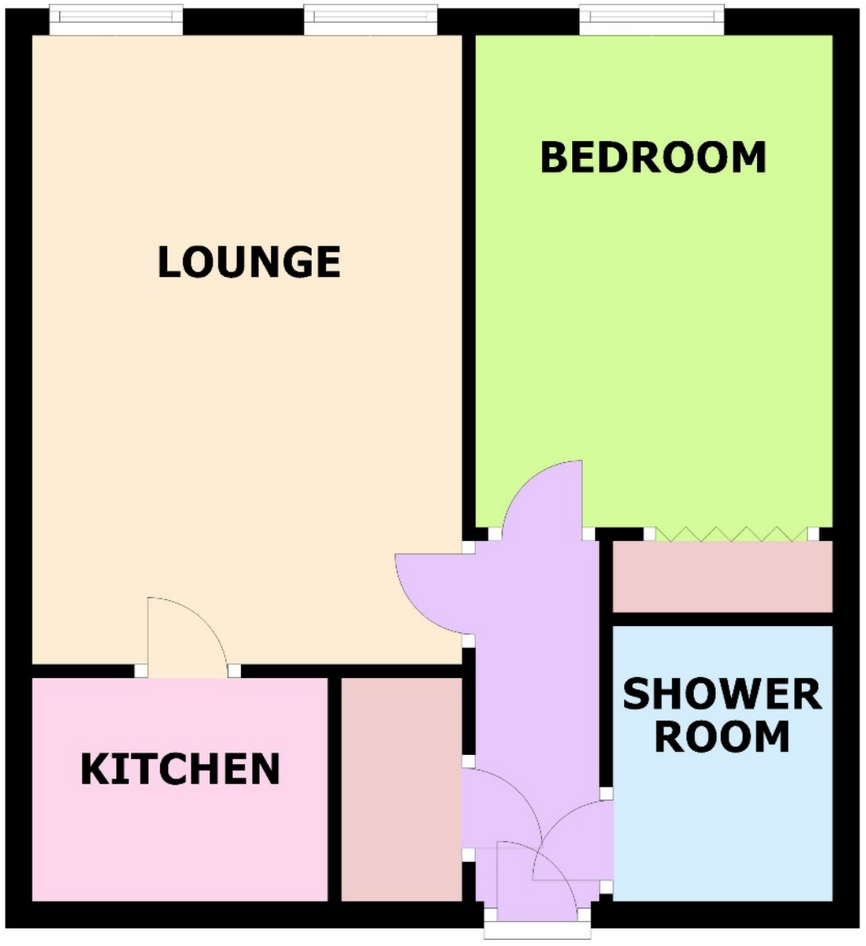
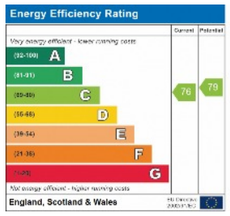
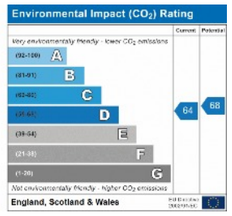
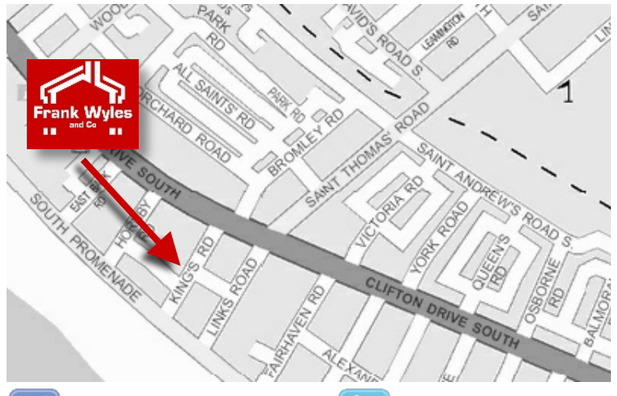
SECOND FLOOR









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30-Jul-19

45 Poplar Court

Kings Road, St. Annes FY8 1NZ

Frank Wyles and Co

- Recently Refurbished throughout
- Second Floor Retirement Apartment
- Close to the Sea Front & Town Centre
- 1 Reception
- Fitted Kitchen
- Double Bedroom
- Shower Room

£84,950

Tenure: Leasehold
Energy Efficiency Rating:

45 Poplar Court

Kings Road, St. Annes on Sea, FY8 1NZ

£84,950

Recently Refurbished chain free, second floor retirement apartment is conveniently located within easy access of St. Annes town centre. The accommodation comprises a lounge / diner, fitted kitchen, double bedroom with fitted furniture and a shower room.

Council Tax Band: C
Tenure: Leasehold
Ground Rent: £474.46 per annum
Service Charge: £1718.46 per annum

Second Floor

Entrance Hall
Entry phone, door to storage cupboard, door to:

Lounge 4.70m (15'5") x 3.22m (10'7")
Two double glazed windows to rear, electric storage heater, TV point, two wall light points, coving to ceiling, warden alarm pull, door to:

Kitchen 2.21m (7'3") x 1.67m (5'6")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, extractor fan, under-unit lights, integrated fridge and freezer, built-in oven, built-in hob with pull out extractor hood over, coving to ceiling.

Bedroom 3.68m (12'1") x 2.67m (8'9")
Double glazed window to rear, electric storage heater, coving to ceiling, warden alarm pull, built-in wardrobe with mirrored folding doors.

Shower Room
Fitted with three piece suite comprising double shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, under floor electric heating, extractor fan, shaver point, tiled flooring.

External
Communal gardens to the rear of the property and a car park.

Communal
There is a lift and stairs to all floors, a large communal lounge with kitchen facilities, laundry room and a guest suite for friends & families of residents. There is also an on-site house manager, and quite often there are communal activities taking place on different days.