



31 Croft House, Grosvenor Close,
Poulton-le-Fylde, FY6 7AH

£89,750

A first floor Retirement Apartment in a lovely quiet cul-de-sac location just 0.3 miles from Poulton centre and all it has to offer. The apartment is immaculately presented and affords well proportioned living and sleeping accommodation, along with an attractive Kitchen and Wet Room. Croft House itself offers appealing communal features including a hair salon, laundry room and LARGE lounge with kitchen, along with a 24hr emergency call system. Sold with NO ONWARD CHAIN

- LARGE lounge
- One DOUBLE bedroom
- Fitted kitchen
- Wet room
- Lovely Communal Gardens
- Parking

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Communal Entrance: Access to residents' lounge, Lift to all floors.

Hall: Two storage cupboards, Intercom security, Electric wall heater.

Lounge: Fireplace with electric fire, Coved ceiling, UPVC double glazed window overlooking the gardens. Archway into:-

Kitchen: 7'6" x 7'2" (2.29 m x 2.18 m) Fitted wall and base units, Complementary worktops, Electric cooker point, Stainless steel sink and drainer with mixer tap.

Bedroom: 14'9" x 9'2" (4.50 m x 2.79 m) Fitted wardrobes and matching furniture, UPVC double glazed window, Electric heater.

Shower Room: () Wet room style with shower area, Vanity wash basin and integral low flush WC, Extractor, Towel heater radiator.

Outside:

Gardens: Stunning private and landscaped gardens surrounding the property, Lawn and patio areas, Hedges and shrubs to borders.

Parking: Residents' and visitors parking to the front of the property.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Service charge: £360 pcm, Ground rent: £150 p/a. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C - £1980.20 (2024/25)



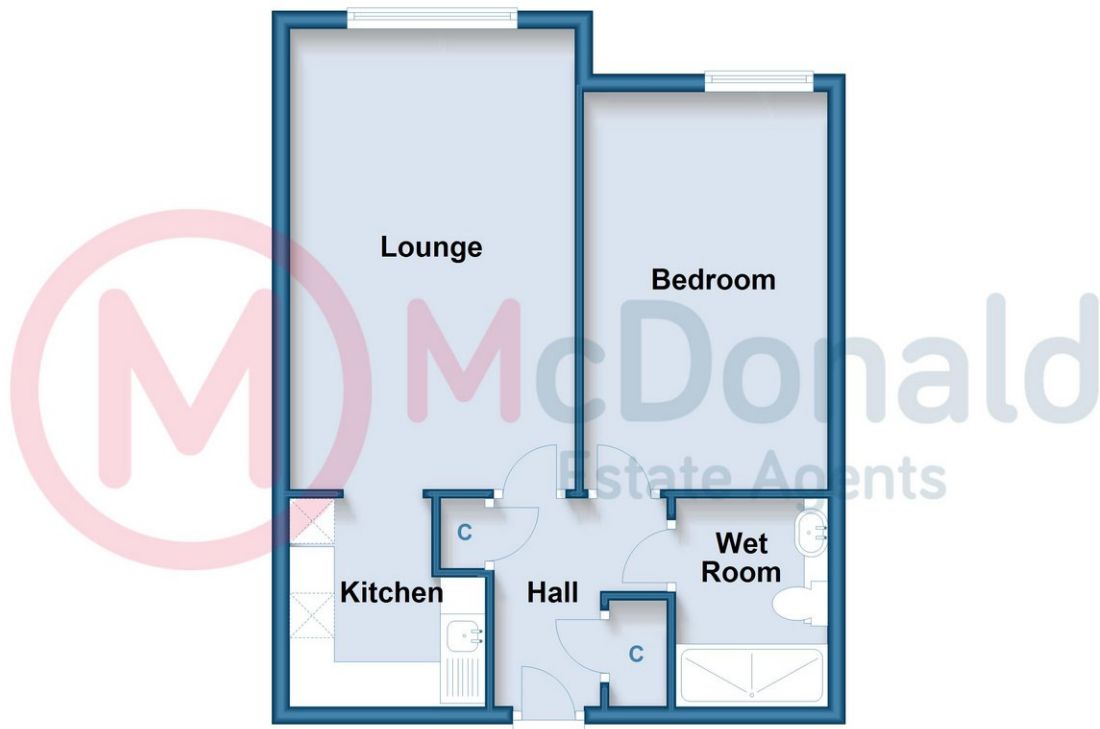
Directions: Take Station Road heading north, at the end turn left into Breck Road, first right into Derby Road, and first right into Grosvenor Close.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

First Floor



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Croft House

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