



50 Crocus Court, Station Road,  
Poulton-le-Fylde, FY6 7XJ

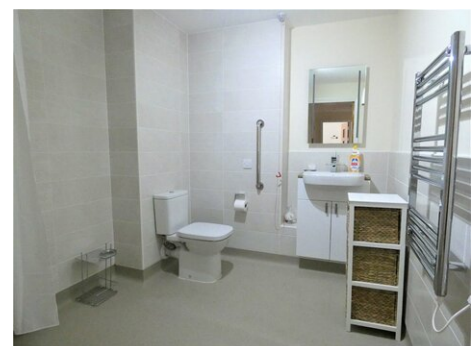
**£95,000**

**A one Bedroom Retirement Apartment (over 70's only) offering immaculately presented living throughout. The exclusive Crocus Court development offers the peace of mind of 24/7 support, plus the benefit of a Bistro style restaurant, and a residents Lounge - plus a secure charging and storage area for mobility scooters. In a FANTASTIC spot right on the edge of Poulton Village, and sold with NO ONWARD CHAIN.**

- Lounge - over 19'; Modern Kitchen
- One Large Double Bedroom; Shower Room
- House manager
- and emergency call system
- Residents' Lounge and Bistro Restaurant
- Lift to all floors; Residents Garden •



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**Communal Entrance:** Access to residents

**Private Entrance.:**

**Hall:** Walk in cupboard, Security intercom, Electric wall heater.

**Lounge:** 19'4" x 10'10" (5.90 m x 3.30 m) Fireplace, TV point, Double glazed French doors with a south-easterly aspect, Electric wall heater.

**Kitchen:** 10'2" x 7'10" (3.10 m x 2.40 m) Modern style wall and base cupboard units with complementary worktops, Split level oven and hob with extractor, Integrated fridge freezer, Single drainer stainless steel sink with mixer tap, Tiled floor.

**Bedroom:** 13'1" x 11'10" (4.00 m x 3.60 m) Walk in wardrobe, UPVC double glazed French doors, Electric wall heater.

**Shower Room:**

**Outside:** Communal gardens.

**Heating:** Electric heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold and that the charges are £8572 per annum . Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1732.68 (2024/25)



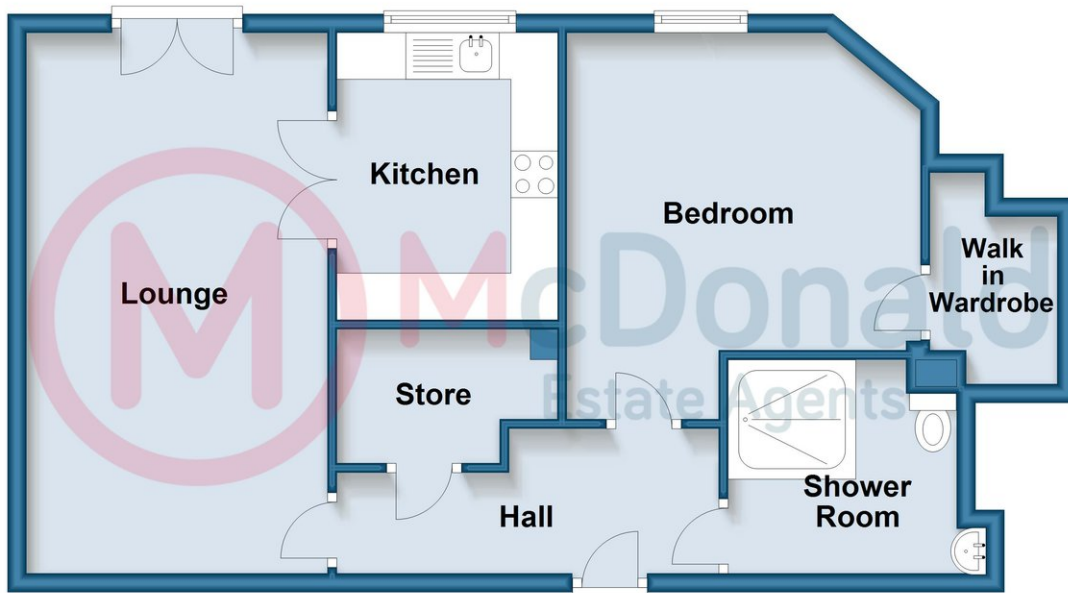
**Directions:** Take Breck Road away from Poulton centre and turn second right into Station Road, Crocus Court can be found on the left hand side.

**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 plus) <b>A</b>			
(81-91) <b>B</b>		88	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

### Second Floor



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Plan produced using PlanUp.

### Crocus Court

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