



2 bed flat to buy in FY6

Berkeley Court Higher Green,
Poulton-Le-Fylde and parking space,
Lancashire, FY6 7AW

£125,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ VACANT
- ✓ FIRST FLOOR APARTMENT
- ✓ TWO BEDROOMS
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Modern first floor apartment situated on a popular and convenient development in Poulton town centre and handy for Poulton train station and motorway access. The property would make an ideal investment with accommodation briefly comprising; two bedrooms, one EN-SUITE, lounge/diner, fitted kitchen and family bathroom. Secure gated parking, UPVC double glazing and electric heating.

LOCATION: Occupying a prominent position with communal surrounding garden areas on this development at Higher Green. On the doorstep of Poulton town centre and all its amenities including shopping facilities, cafes and restaurants.

STYLE: A first floor, purpose-built modern apartment.

CONDITION: A property in good order.

ACCOMMODATION: Communal entrance with stairs leading to Apartment 3. Spacious entrance hall with storage cupboard, and video intercom. Good size lounge with French doors opening to Juliet balcony. Master bedroom with en-suite shower room, second bedroom and bathroom / W. modern L shaped fitted kitchen with integrated fridge freezer and plumbed for washing machine. OUTSIDE: Private terrace, secure gated entrance & parking.

SERVICES: All mains services are connected with the exception of gas, electric heating and UPVC double glazing are installed.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Service Charge Amount: £1,467.00

Price: Starting Bid £125,000

Property Type: Flat

Parking: Allocated

Year built: 2005

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

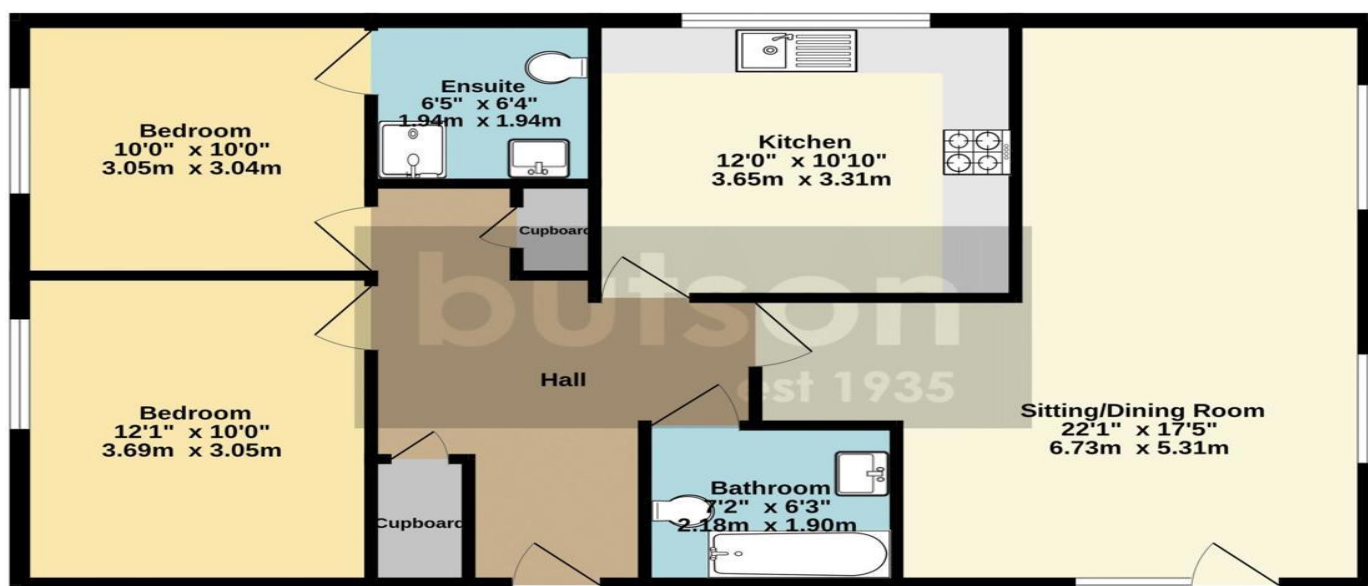
Water: Direct mains water

Water meter: No

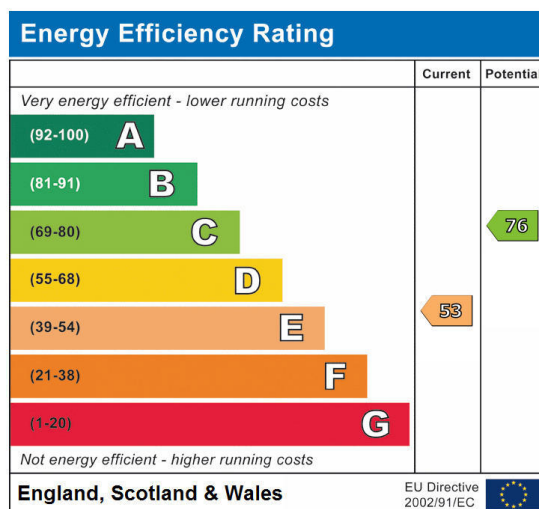
Sewerage: Standard UK domestic

Air conditioning: No

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Contact your local branch today for more information on this property:

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