

**NORKEED COURT - 468  
QUEENS PROMENADE -  
THORNTON CLEVELEYS - FY5  
1PU**



WELL MAINTAINED ONE DOUBLE BEDROOMED APARTMENT, BOASTING GROUND FLOOR POSITION & NO ONWARD CHAIN! COMPRISING OF A WELCOMING ENTRANCE HALLWAY, SPACIOUS LOUNGE, GOOD SIZED DINING KITCHEN, MODERN FITTED BATHROOM **ENTRANCE HALLWAY** 10'6 x 3'2 (extending to 13'0) approx. Two internal doors provide access to the storage cupboard and airing cupboard, housing the hot water tank. Storage heater. Telephone point. Meter cupboard.

**LOUNGE**

14'6 x 10'1 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. On the main feature wall is a fireplace, housing an electric fire. Storage heater. TV aerial point.

**DINING KITCHEN**

10'1 x 9'2 approx. UPVC double glazed window to the rear elevation, overlooking the rear of the property. Top and base fitted units complemented by a co-ordinating worksurface, housing a one and a half bowl stainless steel sink and drainer unit with a mixer tap, a built in oven and a four ring electric hob, with overhead stainless steel extractor hood. Plumbed for an automatic washing machine. Space for a fridge freezer and slimline dishwasher. The walls are tiled to the splashback areas to complement.

**BEDROOM**

10'9 x 9'11 approx. UPVC double glazed window to the side elevation, overlooking the side of the property. Electric heater. Fitted wardrobes to one wall.

**BATHROOM**

6'1 x 5'5 approx. Three piece suite comprising of a low flush WC, a pedestal hand wash basin and a curved step-in shower, with overhead electric shower attachment. Heated towel rail. The walls and floor are fully tiled to complement. The ceiling is panelled with individual spotlights.

### **STORE ROOM**

There is a store room that belongs to the apartment, which is located on the ground floor.

### **PARKING**

There are private parking spaces for residents, located at the back of the North block.

### **COMMUNAL ENTRANCE**

As you enter the communal entrance you will find the staircase leading up to the first and second floors. Between the hours of 7pm and 8am, the building is locked and entered using a key code. Apartment 44 is located on the ground floor.

### **LOCATION**

Great sea front location and only a twenty minute walk along the sea front/promenade to Cleveleys town centre. There are many local amenities within walking distance and the recently upgraded Anchorsholme Park is only five minutes away. There are trams that run regularly in both directions and the nearest stop is five minutes away, along with regular bus routes. Easily commutable to Bispham, Thornton Cleveleys and Blackpool.

### **TENURE**

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

### **VIEWING**

By prior appointment with the vendors agent Susan Eve Estate Agency, 79 Victoria Road East, Thornton Cleveleys, Lancashire FY5 5BU. Telephone (01253) 822000.

### **FIXTURES & FITTINGS**

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

### **INFORMATION**

Please note this brochure including photography was prepared by Susan Eve Estate Agency in accordance with the sellers instructions.

### **PROPERTY MISDESCRIPTIONS ACT**

Under the Consumer Protection from Unfair Trading Regulations 2014, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

### **MEASUREMENTS**

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

### **WARRANTIES**

The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

### **GENERAL**

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

### **FREE VALUATION**

If you would like to obtain an independent and completely free market appraisal, please contact Susan Eve at Susan Eve Estate Agency, 79 Victoria Road East, Thornton Cleveleys, Lancashire FY5 5BU Telephone ( 01253 ) 822000.

**Price: £70,000**



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