



**10 Kingfisher Mews, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£95,000**

# 10 Kingfisher Mews

Poulton-Le-Fylde, Poulton-Le-Fylde

Set within a sought-after over 60's only development, this purpose-built first-floor apartment offers a secure and vibrant community lifestyle for its residents. This well-presented property boasts two bedrooms, a lounge/diner, a fully equipped kitchen, and a modern bathroom. Additionally, the apartment features a convenient storage room, ideal for keeping belongings organised. The newly installed 24-hour emergency response call system in every room provides peace of mind to residents, ensuring safety and security are paramount. With allocated parking, communal gardens, and a communal lounge hosting social activities and events, residents can enjoy a sense of community while maintaining their privacy. The inclusion of an Economy 7 storage heating system and uPVC double glazing enhances the comfort and energy efficiency of the property. For added convenience, the sale of this apartment can include a stairlift if required, perfect for those in need of mobility assistance.

Outside, residents have access to beautifully maintained communal gardens, providing a tranquil space to relax and enjoy the outdoors. Whether looking to socialise with neighbours or simply unwind in nature, the communal gardens offer a serene retreat within this vibrant community setting. With ample parking facilities available, residents and guests can easily access the property.

Council Tax band: B

Tenure: Leasehold

- 2 Bedroom Purpose Built First Floor Apartment
- Over 60's Only Development
- Allocated Parking And Communal Gardens
- Communal Lounge, Hosting Social Activities And Events
- 24 Hour Emergency Response Call System In Every Room
- Lounge/Diner, Kitchen, 2 Bedrooms, Bathroom And Storage Room
- Economy 7 Storage Heating And uPVC Double Glazing





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### Landing

8' 3" x 6' 6" (2.51m x 1.99m)

### Lounge/Diner

16' 5" x 11' 4" (5.01m x 3.46m)

### Kitchen

10' 6" x 7' 10" (3.21m x 2.39m)

### Bedroom 1

10' 11" x 10' 0" (3.32m x 3.06m)

### Bedroom 2

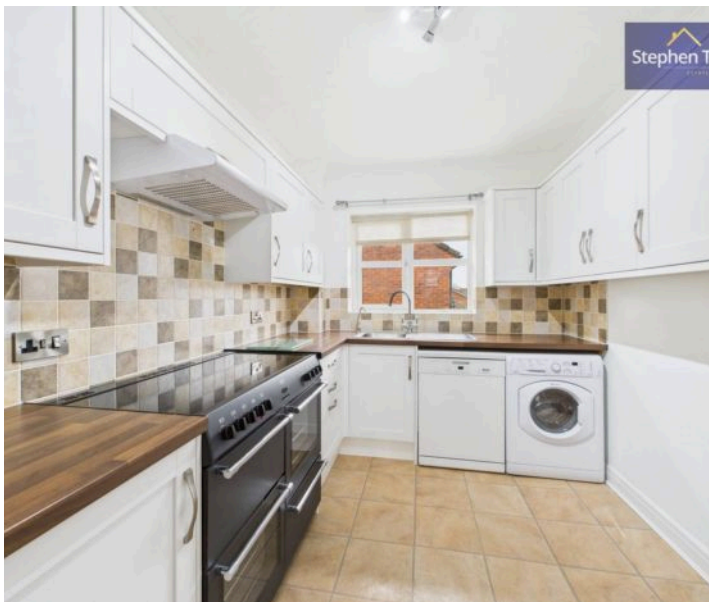
8' 4" x 6' 9" (2.55m x 2.05m)

### Bathroom

7' 6" x 6' 11" (2.28m x 2.11m)

### Storage Room

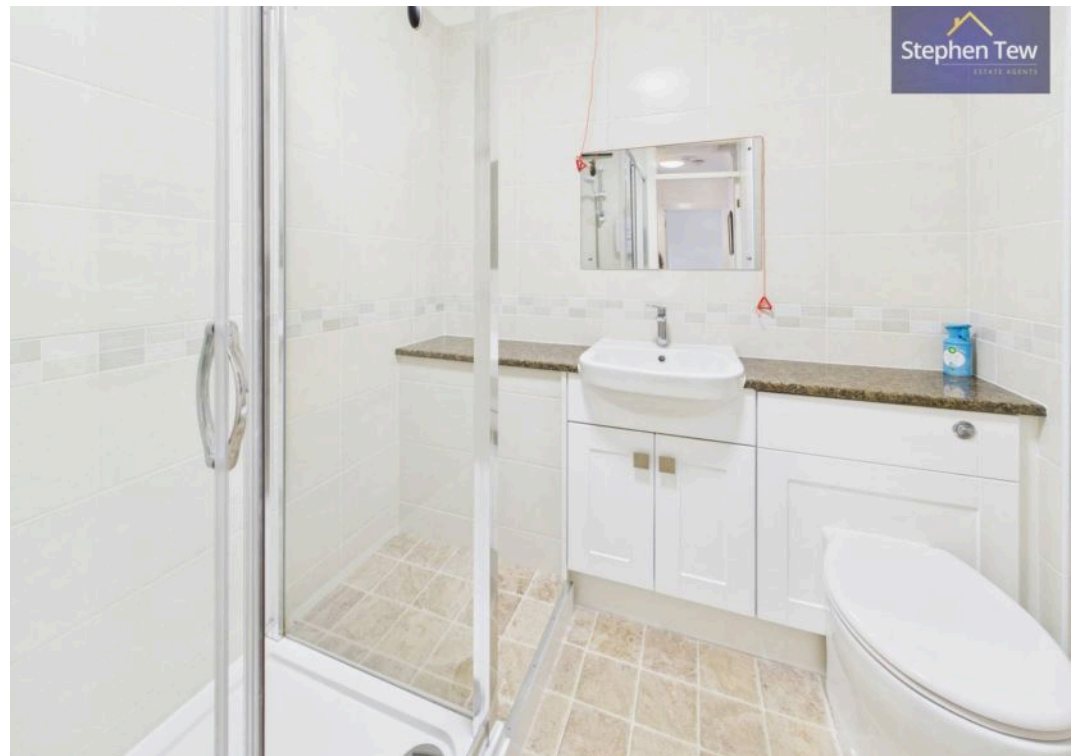
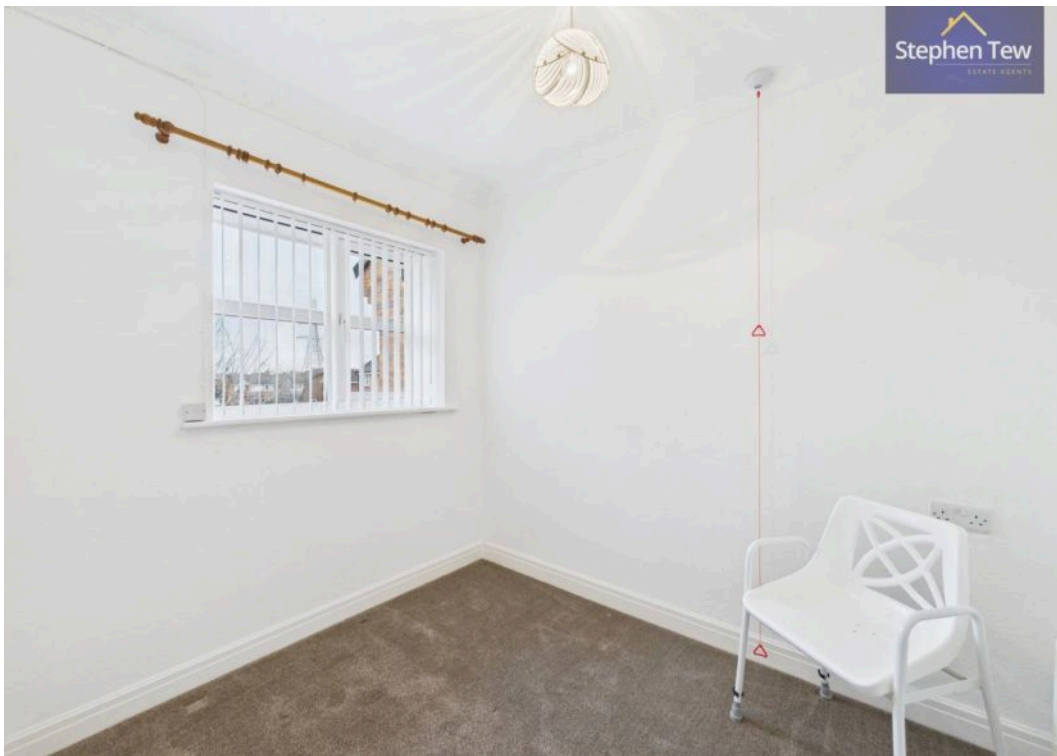
5' 1" x 6' 6" (1.55m x 1.99m)

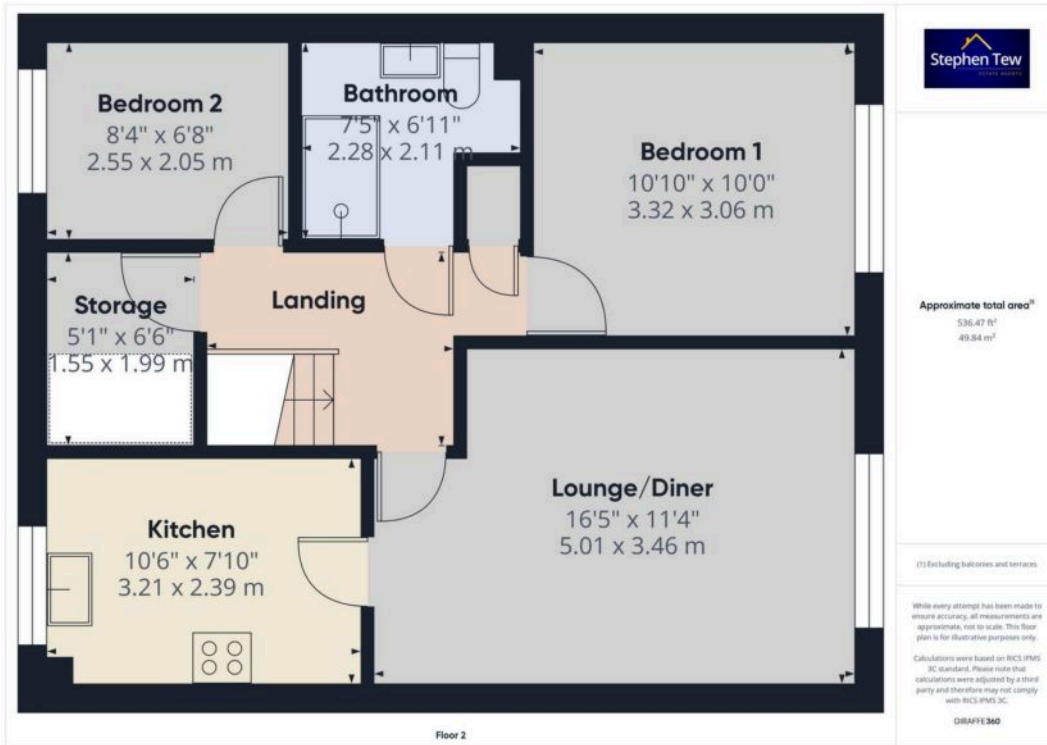


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