



2 Victoria Court Station Road, Poulton-Le-Fylde

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Offers Over **£140,000**

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Poulton-Le-Fylde

Situated close to Poulton Centre, this Purpose Built Ground Floor Apartment offers a convenient and comfortable living environment in a desirable location. Upon entering the property, you are welcomed by a Communal Hallway leading to the private Entrance Hall. The property boasts a generous Lounge area, ideal for relaxation and entertainment, complemented by a modern Fitted Kitchen featuring sleek countertops and ample storage, integrated dishwasher and fridge freezer. The accommodation further comprises 2 well-appointed Bedrooms, with the master bedroom benefiting from an En-Suite shower room. Additionally, a stylish 3-piece Bathroom completes the internal layout of this inviting apartment. Further enhancing the appeal of this home are the Gas Central Heating and uPVC Double Glazing, ensuring warmth and energy efficiency all year round. Well presented throughout, this property is sure to impress prospective buyers, and a viewing is highly recommended to fully appreciate the charm and functionality it offers.

Council Tax band: B

Tenure: Leasehold

- Purpose Built Ground Floor Apartment situated close to Poulton Centre
- Communal Hallway, Entrance Hall, Lounge, Fitted Kitchen boasting integrated dishwasher and fridge freezer, 2 Bedrooms, 1 En-Suite and 3 piece Bathroom
- Gas Central Heating, uPVC Double Glazing
- Well Presented, Viewing Recommended
- No Onward Chain





Communal Entrance

Entrance Hallway

10' 8" x 3' 3" (3.24m x 0.98m)

Lounge

12' 6" x 13' 1" (3.81m x 3.98m)

Kitchen

8' 8" x 11' 11" (2.64m x 3.64m)

Bedroom 1

11' 0" x 11' 2" (3.36m x 3.41m)

En-Suite

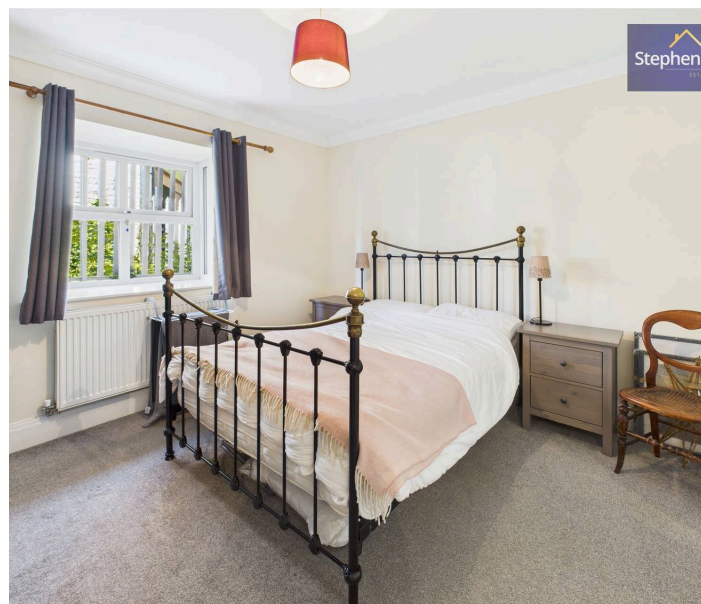
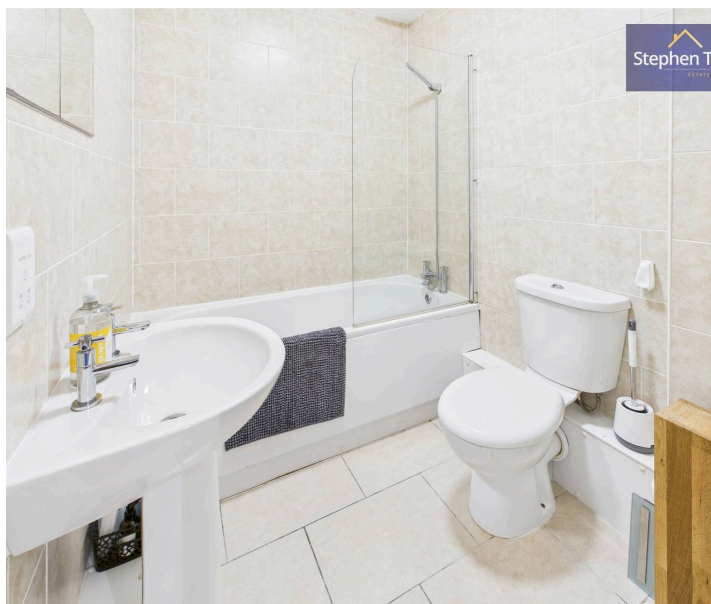
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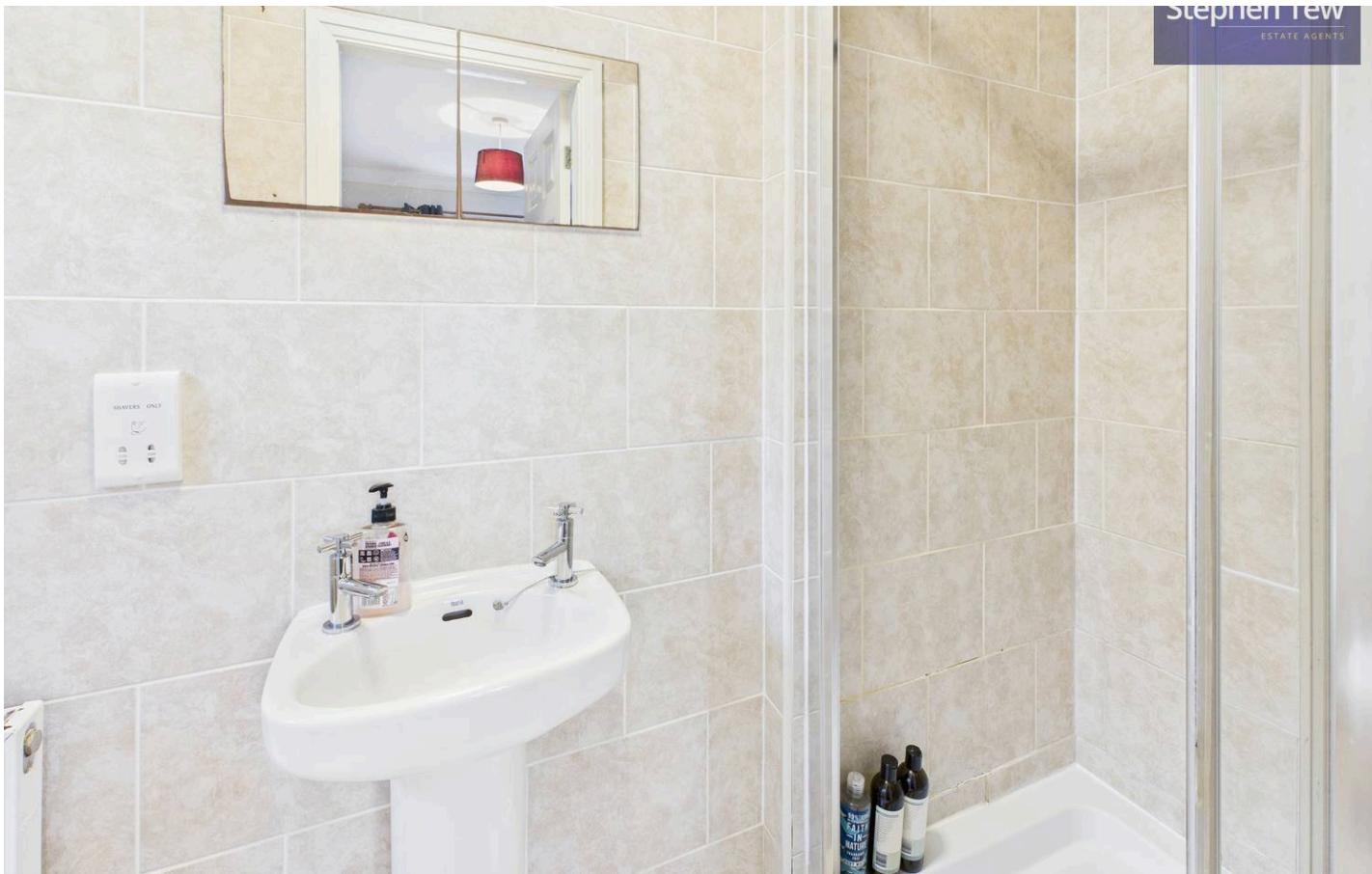
Bedroom 2

7' 8" x 10' 4" (2.33m x 3.16m)

Bathroom

5' 8" x 7' 7" (1.73m x 2.32m)





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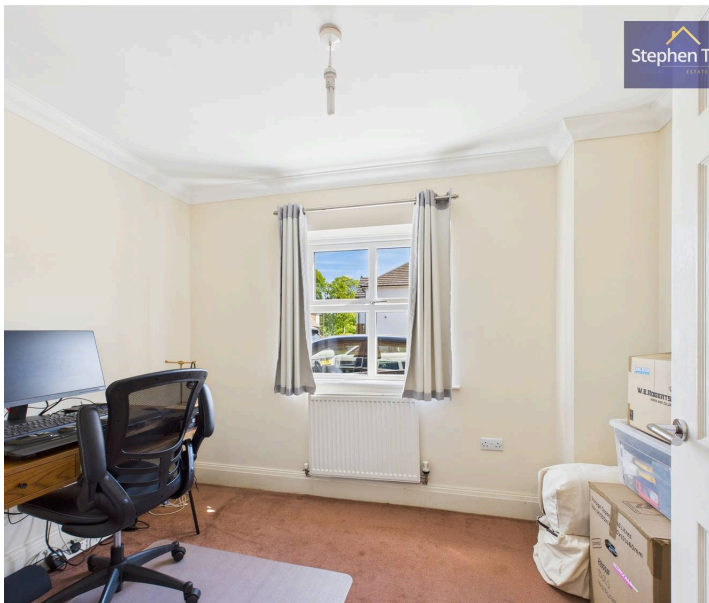
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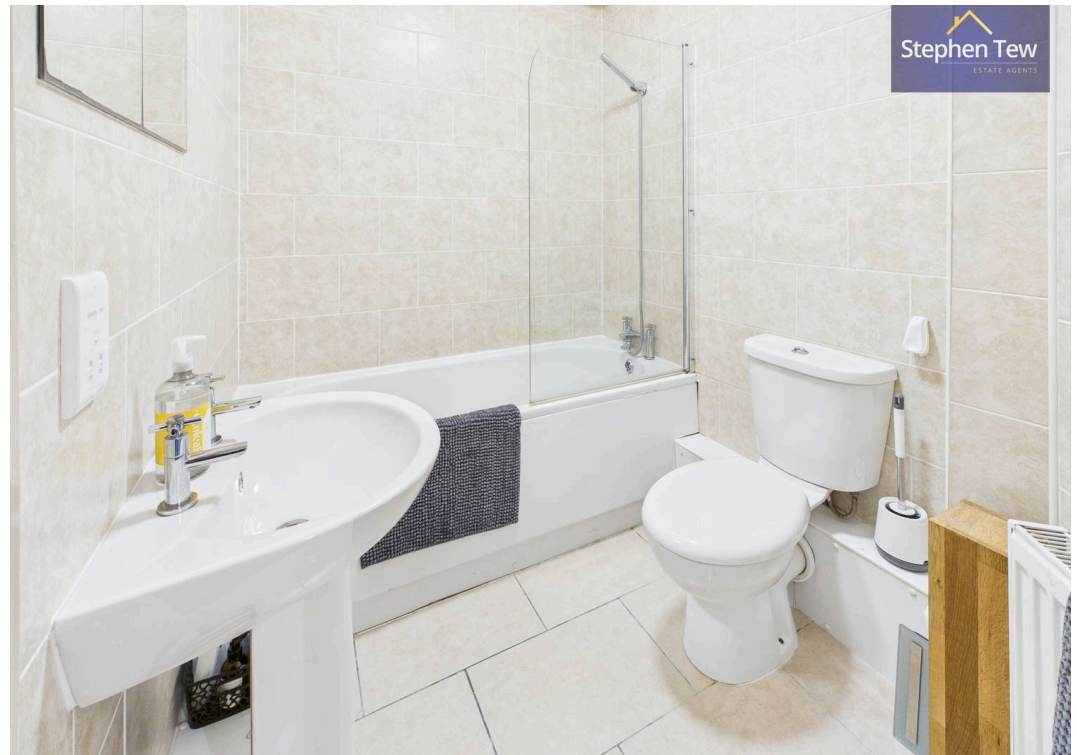
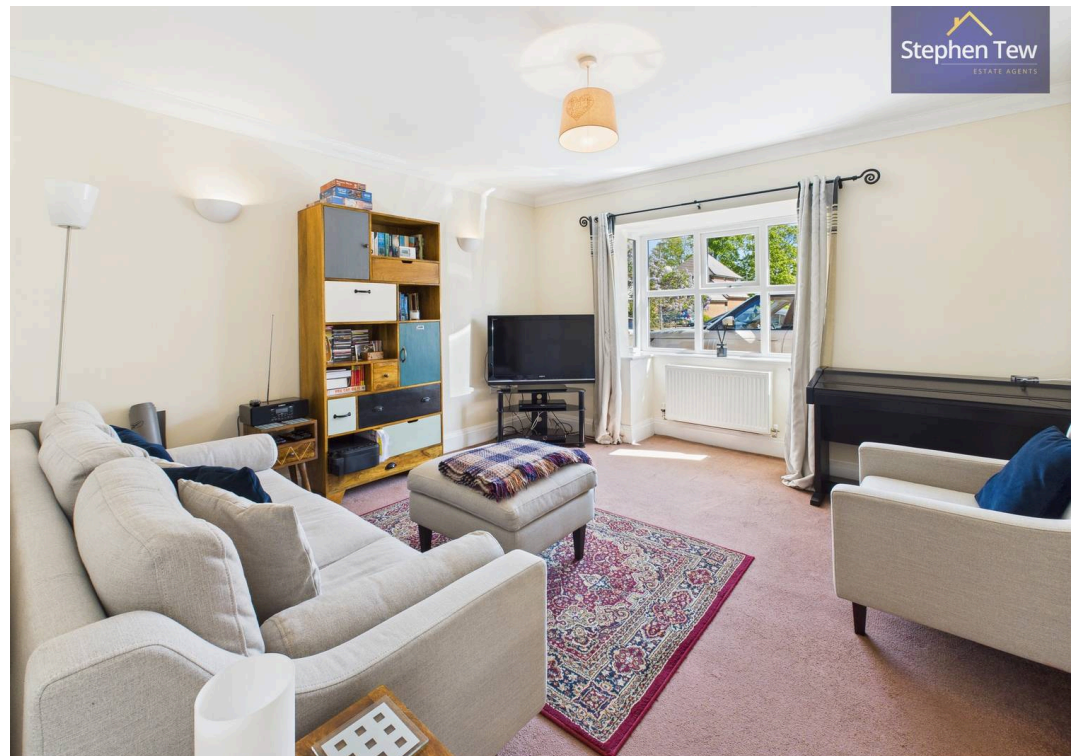
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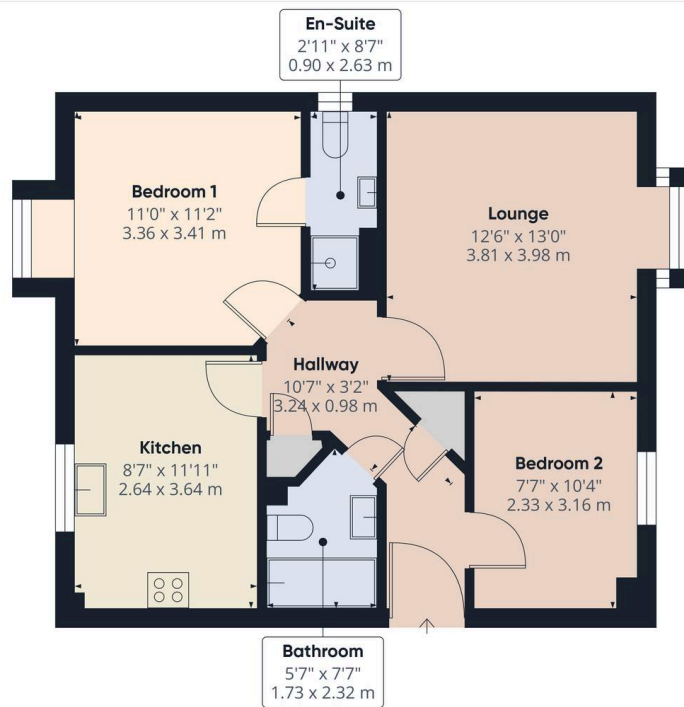






ON STREET





Approximate total area⁽¹⁾
607 ft²
56.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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