



Breck Road
Poulton-le-Fylde
Lancashire
FY6

Offers in Excess of £93,000

bettermove

Breck Road

Poulton-le-Fylde

Bettermove are proud to present this 1 bedroom flat in Poulton-le-Fylde.

The property benefits from double glazing, gas central heating throughout and has off street parking available via private car park.

The council tax band is A.

This is a leasehold property with 999 years remaining on the lease; the ground rent is £129.81 PA and the maintenance charge is £150 Per Month.

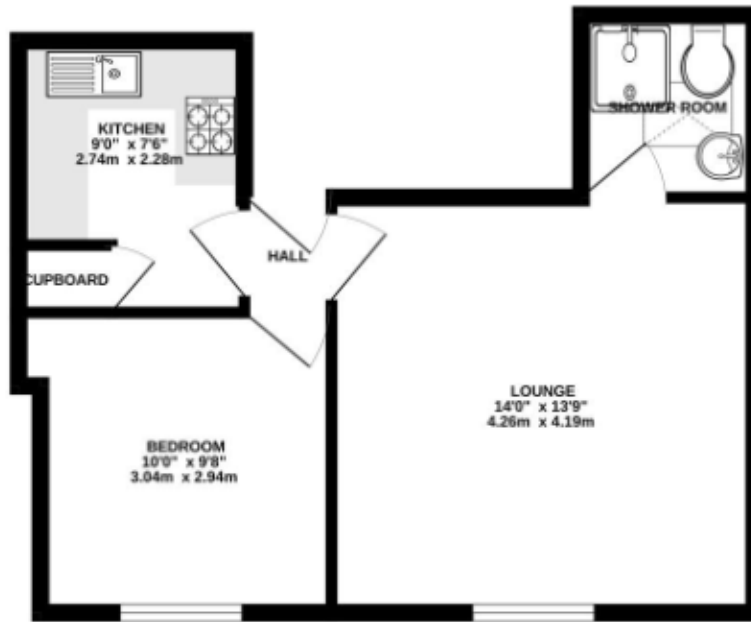
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, bedroom and the family bathroom.

Located in the popular town of Poulton-le-Fylde, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Poulton-le-Fylde train station, a variety of bus routes and quick access to M55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 403 sq.ft. (37.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, space and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 11/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	54	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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