



**St Margarets Court, Fleetwood, FY7 6UU**  
**Offers in the region of £65,000**



# Flat 2 St Margarets Court, Fleetwood, FY7 6UU

## Offers in the region of £65,000



### Front Of Property

Access from main road into communal entrance.

### Lounge

Good size living area with gas central heating and double glazing. The room also has the benefit of electric fire.

### Kitchen

Good range of wall and base units and worktop space. The kitchen comes with space for a host of appliances which include fridge freezer, built in oven, hob and extractor hood. The kitchen is plumbed for a washing machine and comes with a double glazed window.

### Bedroom

Good size double bedroom with good storage space. The room is heated with gas central heating and has a double glazed window.

### Shower Room

Three piece shower room which includes a large walk in electric shower, low flush WC and mixer tap wash hand basin. The room is mostly tiled and has an opaque double glazed window.

### Store Room

Located in the hallway this a a good size storage room.

### Communal Rear Yard

Communal area to the back of the property which is concrete and fenced to the sides.





| Energy Efficiency Rating                                   |                         | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-------------------------|--|-----------|
|  | Current                 | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |  |           |
| (81-91) B  | 72                      |  | 77        |
| (69-80) C  |                         |  |           |
| (55-68) D  |                         |  |           |
| (39-54) E  |                         |  |           |
| (21-38) F  |                         |  |           |
| (1-20) G   |                         |  |           |
| Not energy efficient - higher running costs                |                         |  |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |  |           |

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-------------------------|--|-----------|
|  | Current                 | Current  | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |  |           |
| (81-91) B  |                         |  |           |
| (69-80) C  |                         |  |           |
| (55-68) D  |                         |  |           |
| (39-54) E  |                         |  |           |
| (21-38) F  |                         |  |           |
| (1-20) G   |                         |  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |  |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |  |           |

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