



ESTATE AGENCY

**Flat 29 The Maltings Yorkshire Street
Blackpool,
FY1 5BF**

Offers in Excess of £70,000



Perfect ready to go investment property

Central location

Communal lift and intercom

No onward chain

Secure parking

Two bedrooms



ATTENTION INVESTORS - Two bedroom third floor apartment available with no chain. The perfect buy to let investment close to all local amenities and the seafront. Secure off road parking via electronic doors to the ground floor, communal entrance hall with a lift, intercom and stairwell to the flat. The layout comprises an entrance hallway, two bedrooms, kitchen/diner, bathroom and lounge.

Room dimensions

Please see floor plan.

Services

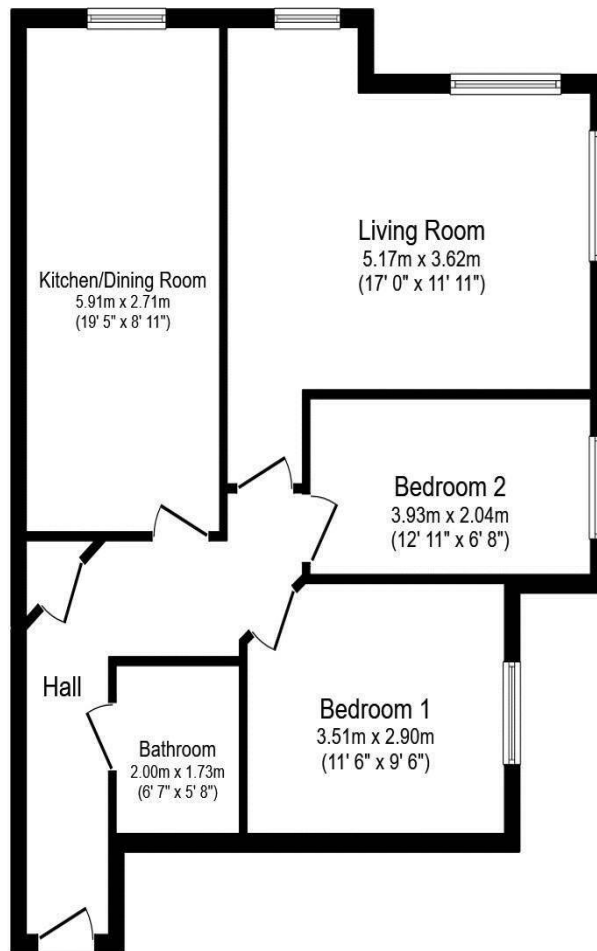
Electric heating, mains water and electric.

EPC rating B
Property tenure Leasehold
Council tax band B

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.





Total floor area 69.0 m² (743 sq.ft.) approx

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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