



- A Two Bedroom First Floor Apartment
- Private Entrance, Beautiful Entrance Hall
- Bright Lounge Opening into Fitted Kitchen
- Two Double Bedrooms & Dressing Room / Study

Kingsley Court, Common Edge Road, Blackpool, FY4 5AZ

£99,950

A BEAUTIFULLY BRIGHT & MODERN FIRST FLOOR APARTMENT IDEAL FOR A FIRST TIME BUYER - PRIVATE ENTRANCE HALL - SPACIOUS LOUNGE OPENING INTO A FITTED KITCHEN WITH DINING SPACE - TWO DOUBLE BEDROOMS - DRESSING ROOM / OFFICE - SUPER STYLISH THREE PIECE SHOWER ROOM - ALLOCATED PARKING - VIEWING RECOMMENDED



Property Description

ENTRANCE HALL

Entrance door, stairs to first floor, fitted carpet and wall mount electric heater.

LOUNGE

10' 3" x 13' 10" (3.14m x 4.24m) Double glazed window to rear and side, fitted carpet and wall mounted electric heater. Opening into;

KITCHEN

8' 6" x 10' 5" (2.60m x 3.19m) A range of fitted wall and base units with complimentary work surfaces over, inset stainless steel sink unit with mixer tap and drainer, plumbing for washing machine and dryer, space for fridge freezer, inset electric hob with extractor above and oven below. Splash back tiling, laminate flooring and double glazed window to side.

BEDROOM ONE

10' 2" x 8' 11" (3.11m x 2.74m) Double glazed window to rear, fitted carpet and wall mounted electric heater.

BEDROOM TWO

10' 2" x 8' 11" (3.12m x 2.74m) Double glazed window to side, fitted carpet and wall mounted electric heater.

DRESSING ROOM / OFFICE

9' 3" x 3' 3" (2.82m x 1.00m) Double glazed window to side, fitted carpet and airing cupboard.

BATHROOM

A stylish three piece suite comprising of low flush WC, wash hand basin with inbuilt storage below and double shower cubicle with electric shower over. Tiled flooring, heated chrome towel radiator and double glazed opaque window to side.





EXTERIOR

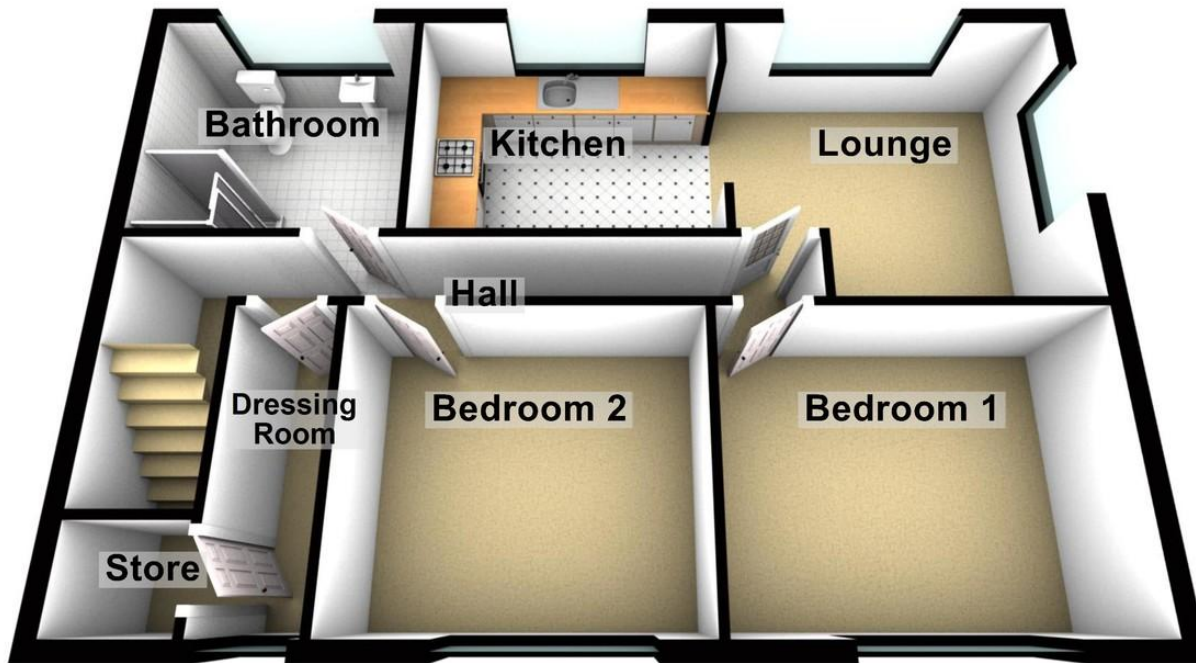
Communal gardens are on offer with allocated parking for the apartment owner along with visitor spaces.

ADDITIONAL INFORMATION

We have been informed by the vendor that the property is leasehold and there is a ground rent charge of £70PA and a £50pcm maintenance charge.



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements