



4E South Lawn , , Blackpool, FY4 4BN

Price: £90,000

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- A Two Bedroom Second Floor Apartment
- Double Glazed And Gas Central Heated
- South Facing Balcony
- Sold With No Onward Chain Delay
- Good Room Sizes Throughout
- Close To Local Shops & Buses
- Off Road Parking
- Ideal First Time Buy

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INTRODUCTION

Tiger Sales are delighted to introduce this 2 double bedroom second floor apartment which is in good condition throughout and would be ideal for any first time buyer or a great downsizing option. Sold with no onward chain delay and offers good rooms sizes, off road parking, communal gardens and intercom system.

The property briefly comprises of a good size hallway with doors to all rooms and a good size storage cupboard. Fitted carpet and ceiling light.

The lounge is generous in size, fitted carpet, ceiling light and sliding patio doors leading to a south facing balcony. There are two double bedrooms with fitted carpet, double glazed windows. The main bedroom benefiting from fitted wardrobes.

The kitchen has a range matching wall and base units with complementary work surfaces, integrated stainless steel single oven, four ring gas hob with overhead extractor, wall mounted combination boiler, sink, space for freestanding appliances. A double glazed window to rear elevation.

The bathroom is a three piece suite with a step in double shower and glass enclosure, wash hand basin set in vanity unit, toilet, double glazed window to rear elevation, recessed spotlights to ceiling.

Externally there are communal gardens with laid to lawn grass and planted borders.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Leasehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40



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H £3313.40 £3512.10 £3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

19/06/2024



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