



Claremont Court, North Shore, Blackpool, FY1 2RJ
Starting Bid £45,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
<small>WWW.EPC4U.COM</small>		

- For Sale by Online Auction
- Buy To Let Opportunity
- Reasonable Service Charge/Ground Rent
- 14% Yield (Based on Starting Price)
- Spacious Throughout
- Gas Central Heating
- Double Glazing
- First Floor Apartment

Claremont Court, Blackpool

For Sale by Online Auction with a Starting Bid of £45,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

A spacious two double bed roomed first floor apartment situated in a popular residential area, close to all local amenities including shops, schools and transport links. The property is an ideal buy-to-let investment opportunity with a current income of £520 PCM, a c.14% yield based on the starting bid. The block is well managed and comes with a very reasonable service charge. Accommodation briefly comprises; hallway, lounge, fitted kitchen, two double bedrooms and a bathroom suite. Call NOW for more information or to arrange a viewing in person.

COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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
H	£3313.40	£3512.10	£3654.48



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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.

05/06/2025



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