



Flat 8, 153 Hornby Road, Blackpool, Lancashire, FY1 4JG

**£130,000**

**\*\*\* BEAUTIFUL SPACIOUS APARTMENT with GARAGE \*\*\***

This purpose build first floor apartment within a lovely small development, is **STUNNING** and a credit to the present owner.

Having been renovated to an excellent standard over recent years the property now offers a super **STYLISH** fitted kitchen with a range of integrated appliances, a **LARGE** modern shower room, a generous lounge leading out to a sunnier **SOUTH** facing **BALCONY** and two **DOUBLE** bedrooms.

Externally are well maintained communal gardens and an invaluable **GARAGE**. Situated just 0.2 miles from **Whitegate Drive** with a wealth of local shops, amenities and main transport links.  
**A MUST SEE !**

- Truly **OUTSTANDING**
- Two **DOUBLE** bedrooms
- Large lounge
- **STUNNING** kitchen
- **SOUTH** facing **BALCONY**

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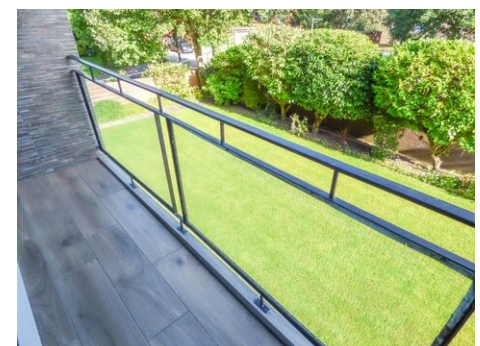
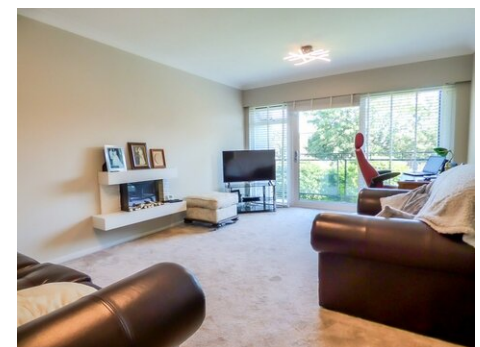
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- Spacious shower room
- Gas central heating
- UPVC double glazing
- Invaluable GARAGE
- No onward chain



**Ground Floor:**

**Communal Entrance / Hall:** Security Intercom, Staircase to first floor.

**First Floor:**

**Communal Landing:**

**Private Entrance:**



**Hallway:** 13'5" x 6'11" (4.10 m x 2.10 m) A spacious central hallway. Radiator, Built in cloaks cupboard, Security intercom, Coved ceiling.

**Shower Room:** Large modern shower room comprising; Shower cubicle, Low flush wc and Pedestal wash hand basin, Heated towel rail / radiator, Tiled walls, Extractor fan.



**Lounge:** 16'5" x 12'2" (5.00 m x 3.70 m) Feature wall mounted electric fire, Coved ceiling, UPVC double glazed windows and patio doors leading to:-

**Balcony:** Beautiful

**Kitchen:** 11'6" x 10'6" (3.50 m x 3.20 m) Stylish range of contemporary handle-less fitted units to include corner carousel unit, large

**Bedroom 2:** 12'6" x 10'6" (3.80 m x 3.20 m) UPVC double glazed window, Radiator, Built in wardrobe incorporating integrated fitted drawers and matching bedside units, Radiator.



**Bedroom 1:** 14'5" x 8'10" (4.40 m x 2.70 m) UPVC double glazed window, Radiator, Attractive fitted wardrobes with bedside and overhead storage units.

**Outside:** Established communal gardens.

**Garage:** Brick garage located to the rear, Up & Over door, Light & Power.

**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We are informed the property is Leasehold with a residue of 999 years. Service charges £67 pcm and includes buildings insurance and ground rent. Interested parties should clarify via their solicitor.

**Council Tax:** Band - B £1771.00 (2024/25)



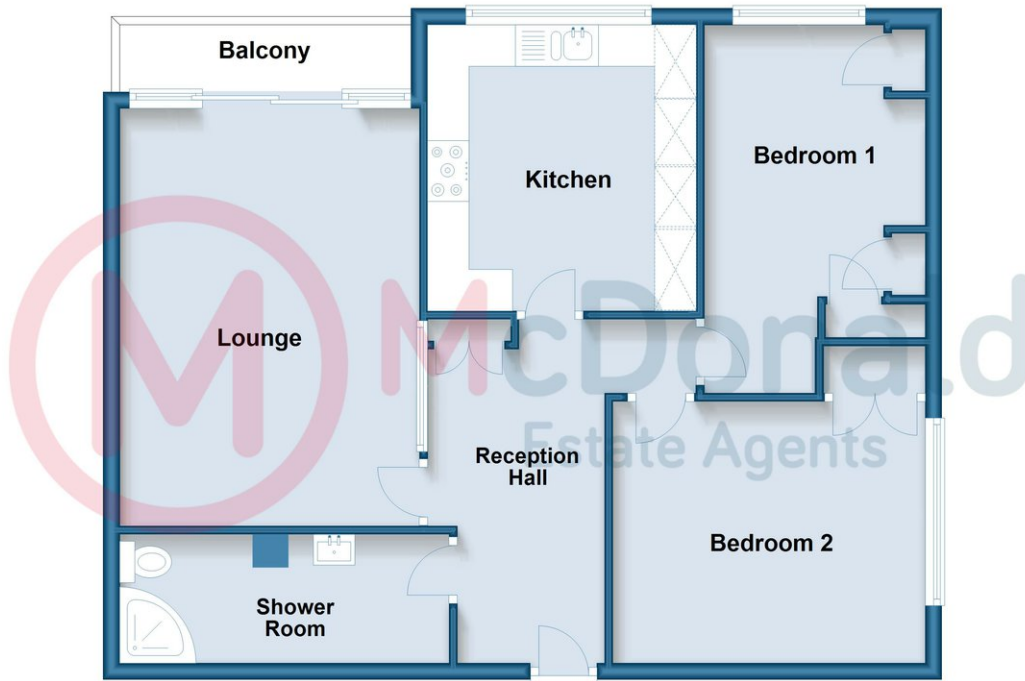
**Directions:** From Stanley Park main entrance head north west along Mere Road. At the light proceed straight ahead into Hornby Road. Hornby Park Court is about 1/4 mile ahead on your left.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



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### Hornby Park Court

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