



Flat 23, Crescent Court, New South Promenade, Blackpool, FY4 1ST

£102,500

***** SEA VIEWS with PROMENADE location*****

A very well-presented DUPLEX style apartment over the second and third floor with outstanding views over the IRISH SEA.

Offering a GENEROUS lounge with small balcony, modern FITTED kitchen, two DOUBLE bedrooms and a STYLISH three-piece bathroom. The property has UPVC double glazing and a combination gas central heating system.

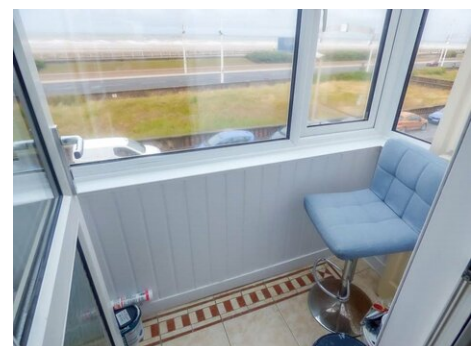
Located directly overlooking New South Promenade and beyond to the beach/seafront.

- Two DOUBLE bedrooms
- BALCONY with SEA VIEWS
- MODERN fitted kitchen
- STYLISH bathroom
- UPVC double glazing
- Gas central heating
- PROMENADE location



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Ground Floor:

Communal Entrance/Hall: Security intercom, Staircase to all floors.

Second Floor:

Communal Balcony: To flats 23 and 24 only.

Private Entrance:

Hall: UPVC double glazed front door, Meter cupboard, Staircase, Wood effect laminate flooring, Radiator.

Lounge: 16'5" x 11'2" (5.00 m x 3.40 m) Coved ceiling, UPVC double glazed window, Two radiators.

Balcony: Small UPVC double glazed balcony with superb views over the Irish Sea and The Promenade.

Kitchen: 11'2" x 7'10" (3.40 m x 2.40 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops and match splashback, One and a half bowl stainless steel sink, Plumbed for washing machine, Built in oven and hob with extractor hood, Integrated fridge and freezer, Built in cupboard housing gas central heating boiler, Tile effect laminate flooring.

Third Floor: Unusually generously wide staircase.

Landing: UPVC double glazed window, Radiator.

Bedroom 1: 12'2" x 8'10" (3.70 m x 2.70 m) Built in louvred wardrobe, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

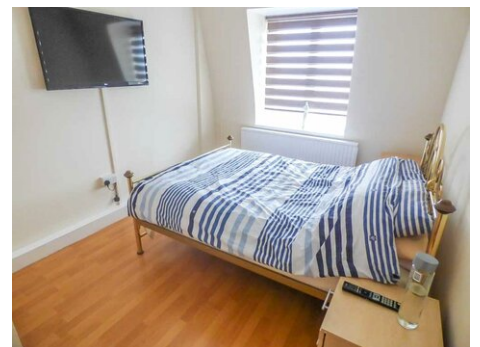
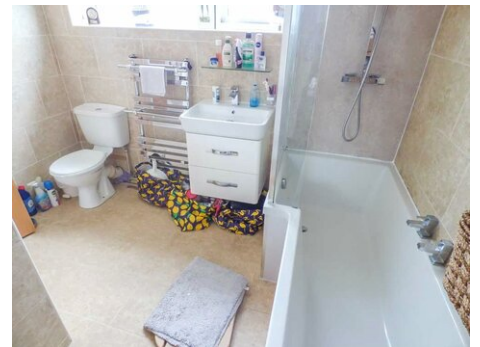
Bedroom 2: 12'2" x 6'11" (3.70 m x 2.10 m) Built in wardrobe, Wood effect laminate flooring, UPVC double glazed window.

Bathroom: Spacious and modern bathroom comprising; Panelled bath with overhead shower and screen, Vanity wash basin and low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside: Communal gardens.

Tenure: We have been informed that the property is Leasehold - 999 years from July 1961 Ground Rent- £5; Service Charge- £210 per quarter. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £771.00 (2024/25)



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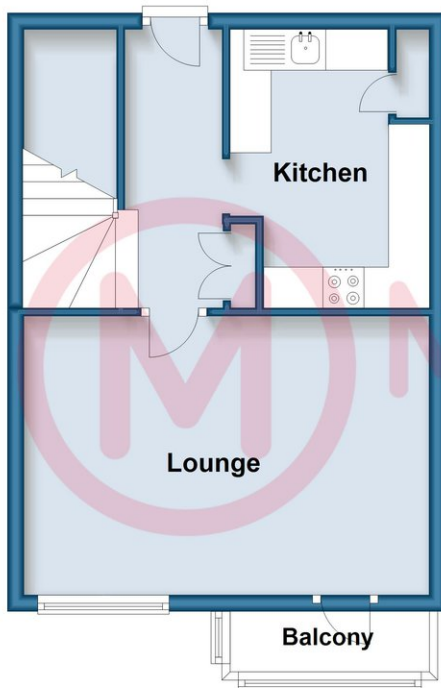
Directions: Take the Promenade heading South. On passing The Solaris Centre take the second left onto New South Promenade, Crescent Court can be found at the end.

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.

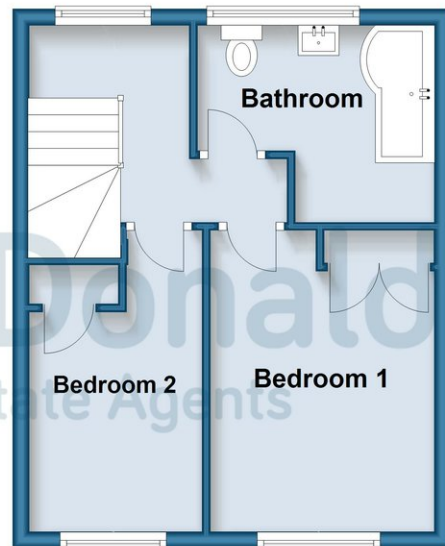
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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23 Crescent Court

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