



Flat 4 Regency Court,
121-123 Newton Drive, Blackpool, FY3 8LZ

£154,950

***** STUNNING APARTMENT near STANLEY PARK *****

This **VERY SPACIOUS** first floor apartment is beautifully presented throughout. The property is located to the front of the development and is one of only two with access to a **BALCONY**. The accommodation is very generous with a lounge **OVER 21ft x 11ft** plus a separate dining area. In addition **TWO DOUBLE** bedrooms and **TWO BATHROOMS**, with one as an en-suite. The fitted **DINING** kitchen is beautiful and of a modern contemporary design.

Externally are **SOUTH** facing lawned gardens and an invaluable **GARAGE** along with a location which is conveniently within just **0.2 miles** of the multi award winning **STANLEY PARK** and **0.4 miles** of **Victoria HOSPITAL**.

No onward chain.

- TWO DOUBLE bedrooms
- LARGE lounge
- DINING area and BALCONY
- STYLISH dining kitchen
- Family bathroom



McDonald
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- EN-SUITE
- UPVC double glazing
- Gas central heating
- SOUTH facing gardens
- GARAGE

Lounge: 21'4" x 11'5" (6.50 m x 3.48 m) Two UPVC double glazed windows, Open archway to:-

Dining Room: 9'11" x 9'4" (3.02 m x 2.84 m) Coved ceiling, Electric panel heater, UPVC double glazed patio doors to:-

Balcony:

Dining Kitchen: 12'0" x 10'7" (3.66 m x 3.23 m) Stylish range of fitted wall and base cupboard units, Complementary worktops and matching splashback, Colour coordinated sink, Integrated washer/dryer, oven and hob with extractor hood, Coved ceiling, Two UPVC double glazed windows.

Bathroom: Comprising; Combination 'P' shaped bath with shower attachment, Pedestal wash basin, Low flush WC, Tiled walls, Heated towel rail/radiator.

Bedroom 1: 14'5" x 10'1" (4.39 m x 3.07 m) UPVC double glazed window, Electric panel heater.

Bedroom 2: 14'5" x 10'1" (4.39 m x 3.07 m) Fitted wardrobes, UPVC double glazed window, Electric panel heater.

En-Suite: Comprising; Large shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls.

Outside: Communal gardens, South facing to rear, Mostly lawned with established flowerbeds.

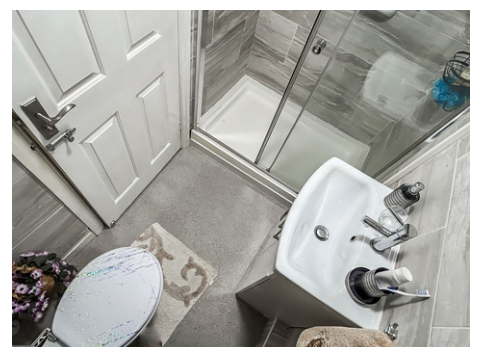
Garage: Single garage, up and over door.

Parking: Residents and visitors parking to rear.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Residue of a 999 year lease; Service charge £2400 per annum; Ground rent £50 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2392.21 (2025/26)



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Directions: From Whitegate Drive travel to Devonshire Square and turn right at the traffic lights onto Newton Drive. Regency Court can be found on the right hand side

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) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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