



Flat 7, Mayfair Court, 357 Park Road,
Blackpool, FY1 6QR

£61,500

***** BUY-TO-LET INVESTMENT OPPORTUNITY *****

This first floor purpose built apartment is currently let on a AST providing an annual income of £6000 per annum. This has an appealing gross yield of 9.5%.

The property has a MODERN fitted kitchen with an open plan design to the lounge area, one bedroom and a bathroom.

In addition, UPVC double glazing, gas central heating and an invaluable GARAGE located to the rear. This could be rented to provide a potential additional income.

Within just 250 yards of a local SUPERMARKET and excellent access direct to the M55 for commuters.

- BUY TO LET OPPORTUNITY
- £6000 PA income
- GARAGE
- Close to SUPERMARKET
- Possible additional income.



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Ground Floor: Communal access / Staircase to all floors / Security intercom.

First Floor:

Communal Landing:

Private Entrance:

Hall: Large built in storage cupboard, Additional storage cupboards one housing combi gas central heating boiler, Radiator.

Lounge/Kitchenette: 16'7" x 8'11" (5.05 m x 2.72 m)

Kitchen Area: Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Part tiled walls, UPVC double glazed window. Directly open to:-

Lounge Area: Coved ceiling, Radiator.

Bedroom: 8'5" x 6'11" (2.57 m x 2.11 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead electric shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Radiator.

Outside:

Communal Gardens.

Garage: Located to the rear. Identified as no:7

Additional Information: Electrics: Electrical Installation Condition Report dated January 2022 available for review.

Heating: Gas central heating / Copy of gas safety record dated September 2024 available for review.

Tenure: We have been informed that the property is leasehold; Residue of a 999 year lease / Service charges are £710 per annum, payable half annually in March and September / Ground rent is £35 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)



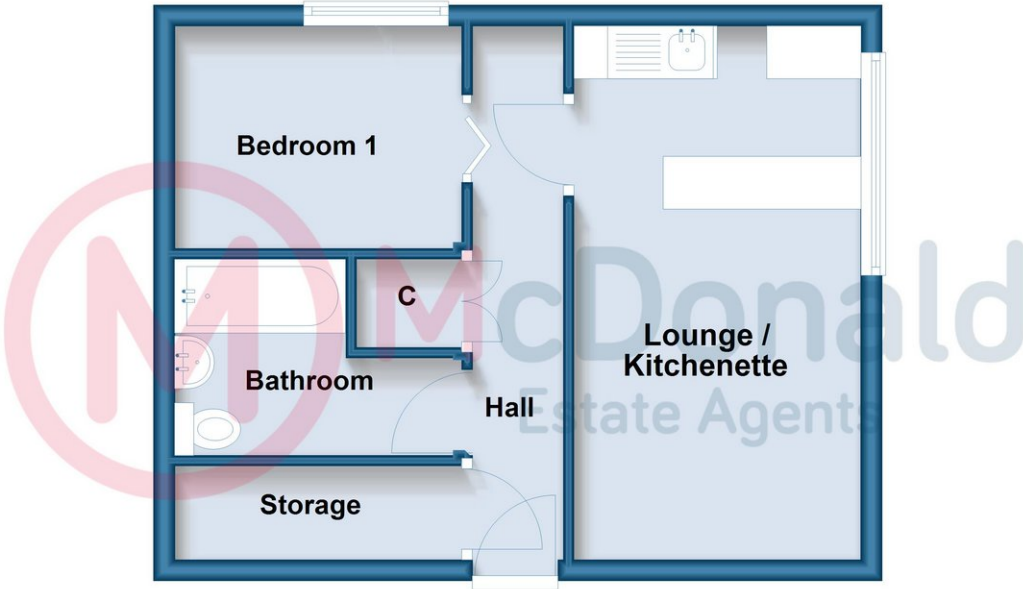
Directions: Travel south along Whitegate Drive, at the first set of traffic lights turn right into Hornby Road. At the next set of lights turn left into Park Road. Travel for some distance Mayfair Court is on the left hand side on the corner of Mayfair Road.

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	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

First Floor



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Plan produced using PlanUp.

Mayfair Court

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