



Flat 31, Crescent Court, Promenade, Blackpool, FY4 1ST

£77,995

***** Stunning Sea Views | Prime Promenade Location |
Spacious Duplex Apartment *****

This purpose-built duplex apartment spans two floors and enjoys sweeping views across the Irish Sea from several rooms. While the property is in need of modernisation throughout, it already benefits from UPVC double glazing, a biomass central heating system, and an invaluable private garage to the rear.

Inside, the accommodation includes two double bedrooms, a spacious lounge/dining area with access to a private balcony overlooking the sea—perfect for relaxing.

- Two DOUBLE bedrooms
- Lounge / Dining Room
- BALCONY
- Garage to rear
- No chain
- REQUIRES RENOVATION.
- *** SEA VIEWS ***



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Ground Floor:

Communal Entrance: Security intercom, Staircase to all floors.

Second Floor:

Communal Landing/External Balcony:

Private Entrance:

Hall: Meter cupboard, Staircase, UPVC double glazed front door, Double radiator.

Kitchen: 11'4" x 7'7" (3.45 m x 2.31 m) Wall and base cupboards, Stainless steel sink, UPVC double glazed window, Radiator.

Lounge: 16'2" x 11'0" (4.93 m x 3.35 m) UPVC double glazed window, Two radiators, UPVC double glazed door to:-

Balcony: UPVC double glazed windows with views over the promenade and seafront.



Third Floor:

Landing: Built in central heating boiler (Bio-Mass), UPVC double glazed window.

Bedroom 1: 12'3" x 9'0" (3.73 m x 2.74 m) Built in wardrobes forming bed recess, UPVC double glazed window.

Bedroom 2: 12'3" x 6'11" (3.73 m x 2.11 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Cast iron bath, Pedestal wash basin, Half tiled walls, UPVC double glazed window, Radiator.



Outside:

Communal Gardens: Mostly lawned to the rear, Mostly crazy paved to the front for ease of maintenance.

Garage: Brick garage with an up and over door to the rear.



Heating: 'Bio-Mass' central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1st January 1960; Service charge - £240 quarterly; Ground rent - £5 per annum.. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61



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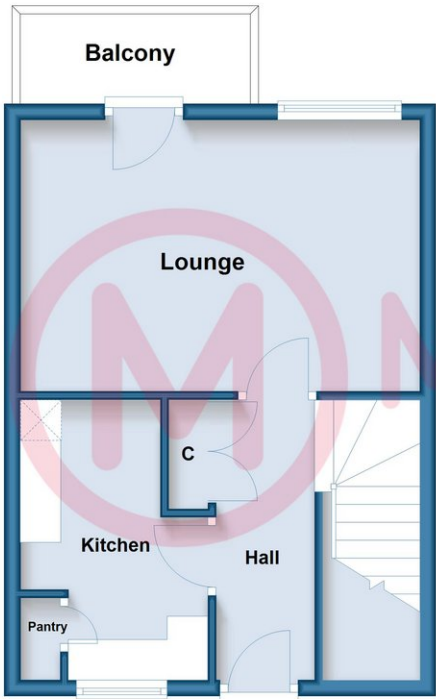
Directions: Take the Promenade heading South. On passing The Solaris Centre take the second left onto New South Promenade, Crescent Court can be found at the end.

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 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Crescent Court

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