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**Flat 26 St Annes Court, St Annes Road,
South Shore, Blackpool, FY4 2DS**

£79,950

This well-presented, second-floor, purpose-built apartment benefits from lift access to all floors. The accommodation comprises two spacious double bedrooms, a fitted kitchen, and a modern bathroom. Additional features include double glazing and residents' parking.

Ideally located, the property is just 0.3 miles from Blackpool South Train Station and 0.6 miles from the Promenade.

Offered with no onward chain.

- LIFT to all floors
- Two bedrooms
- Fitted Kitchen
- Modern bathroom
- Double glazing
- Electric heating
- Parking
- No chain



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

Second Floor:

Communal Landing.

Private Entrance.

Hall: Built in storage cupboard and airing cupboard, Security intercom, Electric storage heater.



Lounge: 17'2" x 17'0" (5.23 m x 5.18 m) Coved ceiling, Two double glazed bay windows, Two electric storage heaters.



Kitchen: 8'7" x 5'10" (2.62 m x 1.78 m) Modern fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Tiled splashback, Double glazed window.

Bedroom 1: 11'2" x 9'4" (3.40 m x 2.84 m) Double glazed window, Electric storage heater.



Bedroom 2: 9'11" x 7'2" (3.02 m x 2.18 m) Double glazed window, Electric panel heater.

Bathroom: Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC.



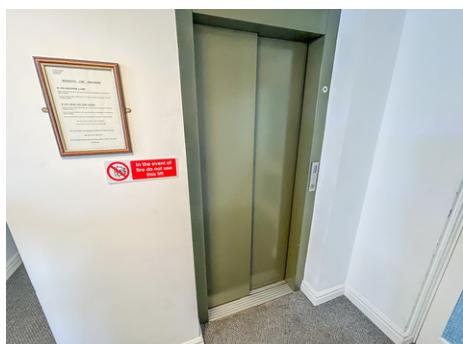
Outside: Communal gardens.

Parking: Residents and visitors parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1999; Service charge - £60 per month; Ground rent - £60 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)

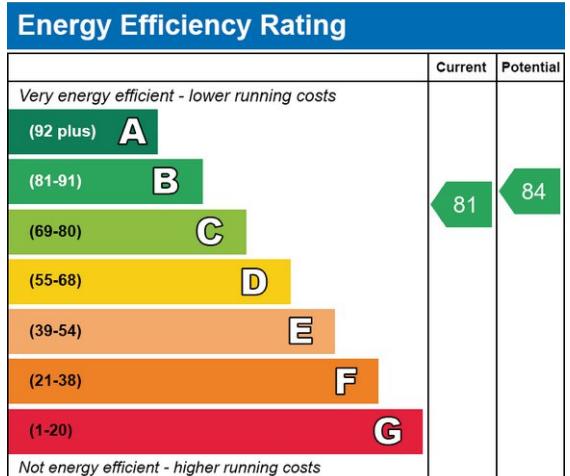


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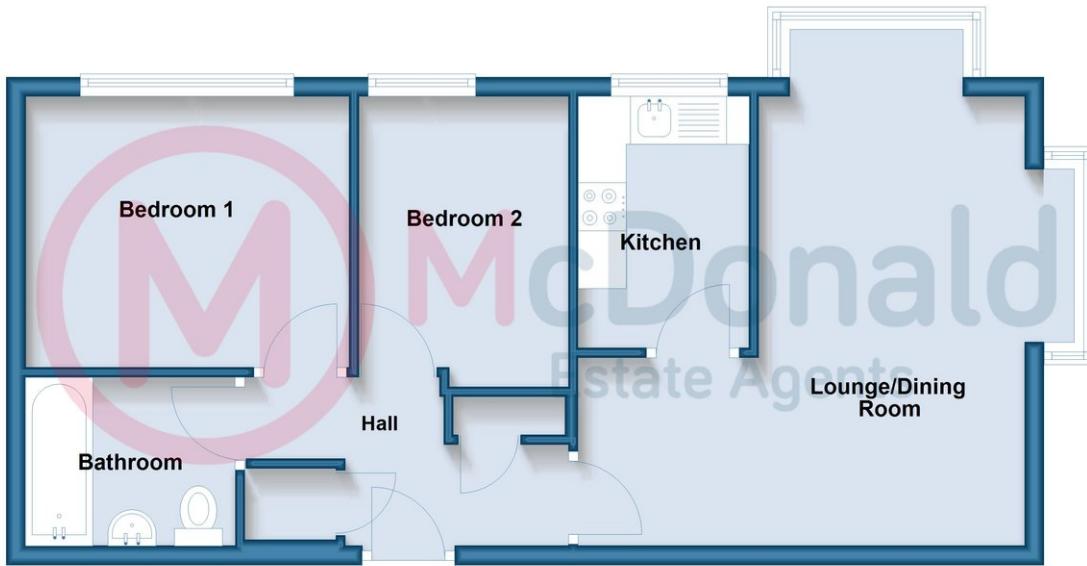
Directions: Take Central Drive heading South, at the traffic lights at Waterloo Road, continue over onto Saint Annes Road, St Annes Court can be found on the right hand side.

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.



Ground Floor



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Plan produced using PlanUp.

St Annes Court

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