

Lot 270

23B Alfred Street, Blackpool,  
Lancashire, FY1 4LL

Upon  
instruction of

AMG



All enquiries Ref: Meghan Mamo

### ■ Leasehold first floor flat

#### Location:

The property is located on Alfred Street. A comprehensive range of shops, bars and restaurants can be found within Blackpool Town Centre with a further range of amenities found within Preston City Centre lying to the east. Public transport links are available at Blackpool North Train Station located to the north and at Blackpool South Train Station lying to the south along with a network of local bus and tram services serving the surrounding areas. The property is served by road links including the A583 located to the east and the A5099 lying to the south west. Recreational pursuits are available at Stanley Park located to the east and along the promenade.



#### Accommodation:

Two bedrooms, reception room, kitchen, bathroom/wc

#### EPC Rating: C

#### Council Tax Band: A

#### Lease:

Held on a lease at a ground rent of £TBC per annum.

#### To view:

By arrangement with the auctioneers.