



13 Boscombe Road, Blackpool

Blackpool

Offers Over **£150,000**

13 Boscombe Road

Blackpool, Blackpool

Presenting a lucrative investment opportunity, this block of flats comprises a well-maintained property housing one bedsit and three flats. The accommodation consists of a bedsit with an en-suite bathroom, offering convenient living arrangements. Flat 2 showcases a generous lounge/dining area, a well-appointed kitchen, a bathroom, and a spacious bedroom. Additionally, Flat 3 features an integrated kitchen/living area, a comfortable bedroom, and a bathroom. The final flat, Flat 4, comprises a large, inviting lounge, a functional kitchen, a bedroom, and a bathroom, ideal for modern living.

Ensuring compliance and peace of mind, all gas and electrical certificates are up to date. Moreover, the entire property presents a fully tenanted arrangement, offering guaranteed rental income, as it is being sold with all tenants in situ. This turnkey investment opportunity eliminates the need for time-consuming tenant searches, making it a hassle-free option for prospective investors.

Situated in a convenient location, this property provides easy access to essential amenities, transportation links, and local attractions, enhancing its appeal to potential tenants. The varied layouts of the apartments cater to different lifestyle preferences, ensuring a versatile rental appeal. Whether it's the self-contained bedsit or the larger, more elaborate flats, each unit offers comfortable living spaces suitable for a range of tenants.

This property stands as an attractive option for those seeking to expand their property investment portfolio or secure a reliable source of rental income. With the convenience of having all units currently occupied, this property promises an immediate return on investment. The well-conceived layout of the apartments, along with the up-to-date certifications and tenancy agreements in place, make this block of apartments a compelling choice for discerning investors looking for a seamless and profitable venture.

Council Tax band: C

Tenure: Freehold

- Investment Opportunity
- 1 Bedsit and 3 Flats





Entrance Vestibule

4' 3" x 6' 10" (1.30m x 2.09m)

Communal Hallway

6' 4" x 21' 7" (1.93m x 6.57m)

Flat 1/Bedsit

14' 6" x 16' 4" (4.43m x 4.98m)

Flat 1/Bedsit Bathroom

3' 9" x 2' 4" (1.14m x 0.70m)

Flat 2 Lounge/Diner

9' 11" x 15' 0" (3.03m x 4.57m)

Flat 2 Hallway

7' 5" x 3' 3" (2.27m x 1.00m)

Flat 2 Kitchen

7' 5" x 8' 4" (2.27m x 2.54m)

Flat 2 Bathroom

4' 11" x 15' 2" (1.50m x 4.62m)

Flat 2 Bedroom

13' 5" x 12' 8" (4.08m x 3.86m)

Communal Landing

Flat 3 Hallway

2' 11" x 11' 2" (0.90m x 3.40m)

Flat 3 Bathroom

8' 6" x 6' 1" (2.60m x 1.85m)

Flat 3 Bedroom

11' 8" x 8' 0" (3.56m x 2.44m)

Flat 3 Kitchen/Living Area

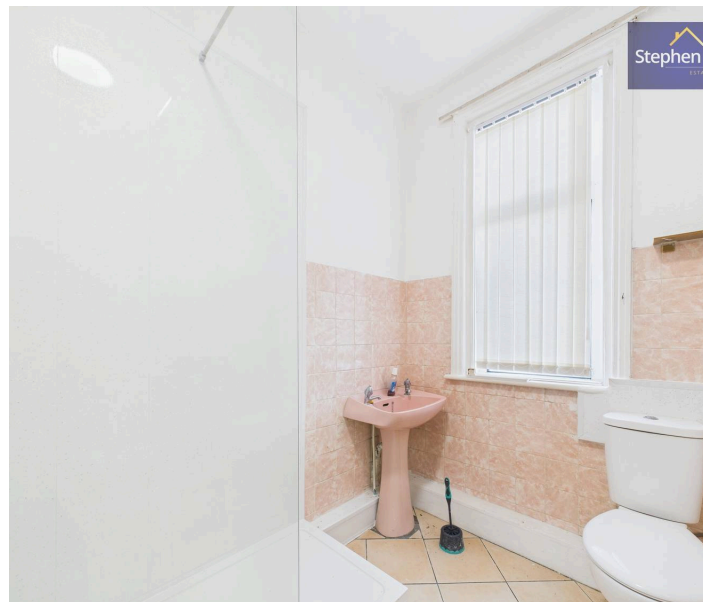
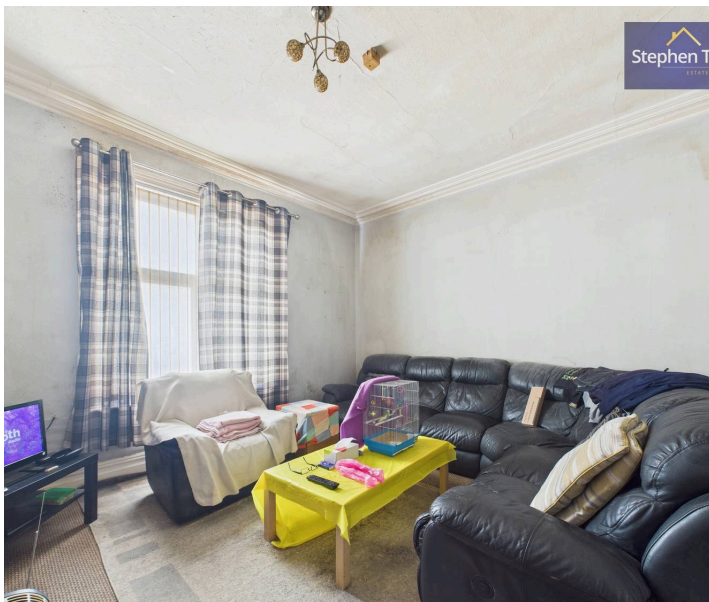
15' 0" x 9' 11" (4.58m x 3.02m)

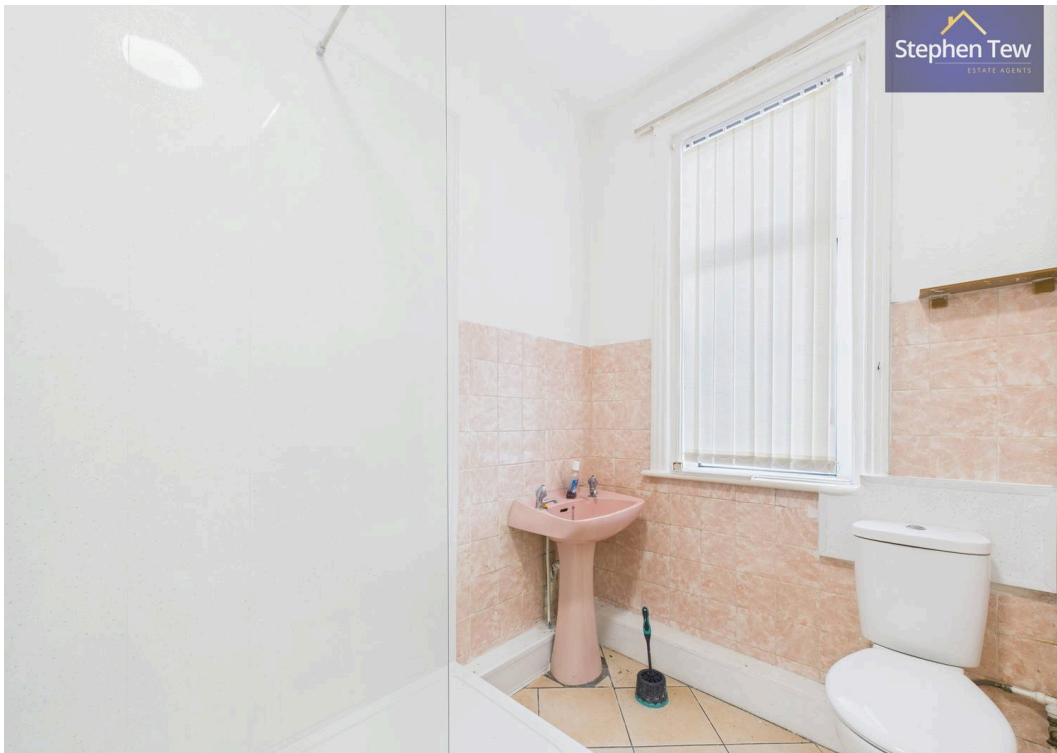
Flat 4 Hallway

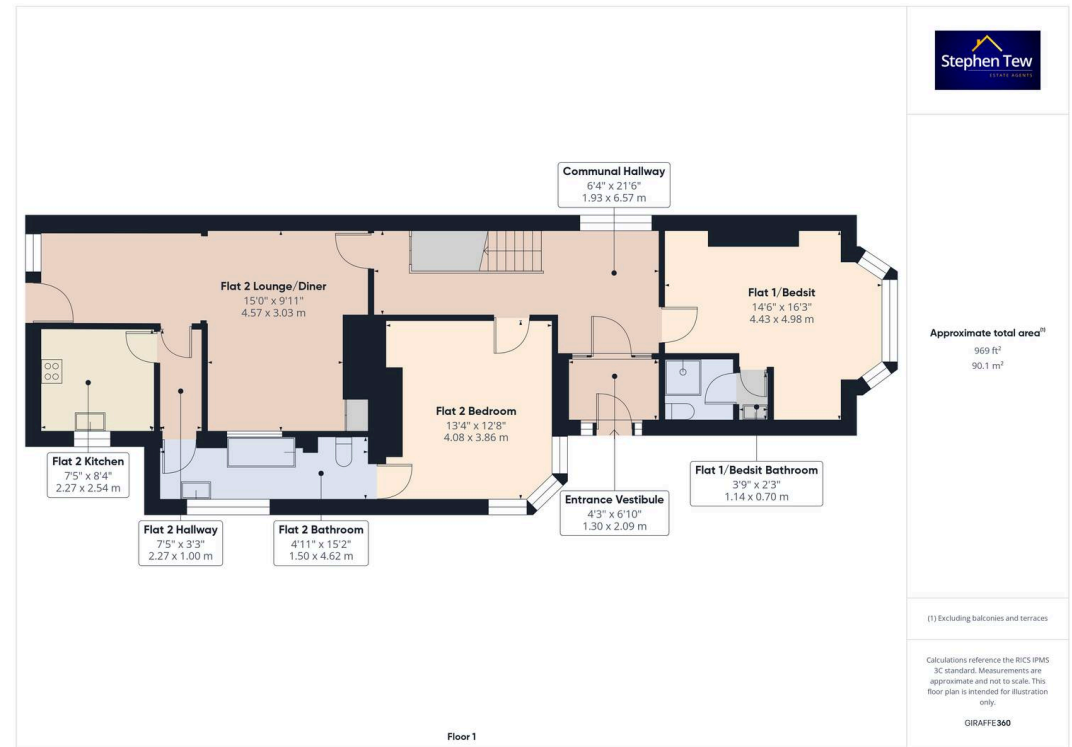
5' 0" x 11' 1" (1.53m x 3.37m)

Flat 4 Bedroom

2' 5" x 11' 4" (2.86m x 3.46m)









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