

# **41c Carmont Court,** South Shore, FY4 2DU

Well Presented First Floor Apartment, Communal Hallway, Lounge, Fitted Kitchen, 1 Bedroom, Three Piece Bathroom Suite, Built-in Storage Space, Gas Central Heating, Upvc Double Glazing, Cul-de-Sac Location, Close to Local Amenities, Viewing By Appointment Only, Council Tax Band A.

# £64,950

44 - 46 Highfield Road,Blackpool,Lancashire,FY4 2JA. Tel: 01253 403813 email: info@elliottbooth.co.uk www.elliottbooth.co.uk



# LIVING ROOM

11' 4" x 15' 3" (3.45m x 4.65m)Upvc double glazed window units to the front elevation,TV entertainment area,Living flame effect electric fire unit and radiator unit.There is also a built-in cloakroom/storage space in the lounge alcove area.



# **KITCHEN**

7' 00" x 11' 4" (2.13m x 3.45m)Fitted with a matching range of base and eye level units,trims,drawers and worktops.There is a fitted cooker unit,under-counter fridge unit and space and plumbing for an automatic washing machine.There is a upvc double glazed window unit to the rear elevation.

#### BEDROOM

9' 9" x 6' 1" (2.97m x 1.85m) Upvc double glazed window unit to the rear elevation.

#### BATHROOM

6' 7" x 6' 00" (2.01m x 1.83m)Fitted with a matching three piece bathroom suite comprising of a shower cubicle,low level WC and vanity sink unit.The bathroom is fully tiled throughout and there is an extractor fan and radiator unit.

### ALLOCATED PARKING AREA

To the rear of the property block there is an allocated parking bay for the apartment.

ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Certificate Rating - C

Elliott Booth are able to offer a FULL LETTINGS & MANAGEMENT SERVICE. Elliott Booth are an Accredited member of The United Kingdom Association of Letting Agents UKALA and have Client Money Protection provided by UKALA underwritten by Hiscox, We are also a member of The Property Redress Scheme. Please contact 01253 403813 for further details.Elliott Booth would expect this property to achieve



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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: All measurements taken are approximate. Photography: Images are for representation only and items shown do not infer their inclusion. Fixtures, Fittings & Appliances: These items have not been tested and therefore no guarantee can be given that they are in good working order.

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