



51 Crescent Court Blackpool, FY4 1ST

Stunning First Floor Seaview Apartment With Private Hallway, Spacious Lounge, Modern Fitted Kitchen, Two Bedrooms, One with a Seaview Balcony Seating Area. Modern Bathroom Suite + Seperate WC, Upvc Double Glazing, "Biomass Central Heating System, Garage To Rear, No Forward Chain Involved.

£107,500

44 - 46 Highfield Road, Blackpool, Lancashire, FY4 2JA.
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This is an opportunity to purchase a stunning first floor apartment in a much sought after area of Blackpool. The property has panoramic Seaviews and is conveniently placed for local trams and other transport links and is decorated and dressed to a high standard, with the possibility of purchasing most of the furnishings in a potential sale. A viewing by appointment is strongly advised for this beautiful apartment. Private entrance hallway with a radiator unit and built-in storage housing the Biomass central heating system. Spacious lounge with a Seaview double glazed window unit to the front elevation. The room has a TV entertainment area, radiator unit and space for a dining table, Fitted with a matching range of base and eye level units, cornice trims, drawers and round edged worktops.



The property has a spacious main bedroom with built-in storage, TV wall point, radiator and access to the Seaview balcony seating area.

Second double bedroom with built-in storage, radiator and upvc double glazed window unit to the rear elevation.

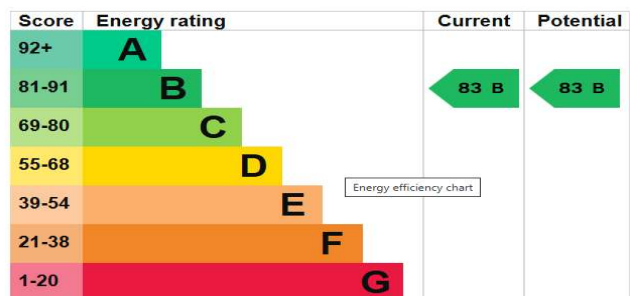
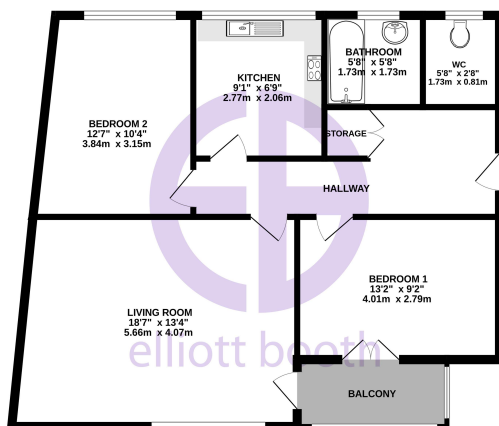
Modern bathroom suite comprising of a deep panelled bath with shower over and vanity sink unit. The bathroom has a heated radiator unit and opaque double glazed window unit to the rear elevation,

Fitted with a low-level WC, radiator unit and double glazed window unit to the rear elevation.

To the rear of the property block is a private garage with an up and over door access point.

- Tenure Leasehold
- Length of lease (years remaining) Approx 934 years
- Annual ground rent amount £5 Fixed
- Annual service charge amount £960
- Council Tax Band B

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



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.