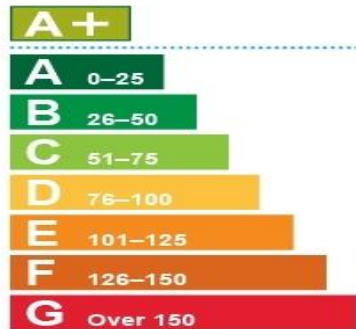




## The Blackpool Lodge, Wellington Road, Blackpool, FY1 6AR Starting Bid £140,000

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**110** This is how energy efficient the building is.

Less energy efficient

- For Sale by Online Auction
- 4 Holiday Flats
- Full Planning Permission
- Well Presented Throughout
- 2 x 2 Bedroom Flats
- 2 x 1 Bedroom Flats
- Prime Tourist Location Close to the Promenade
- Walking Distance to Major Attractions

# Wellington Road, Blackpool

"Blackpool Lodge Apartments", Wellington Road – Substantial Semi-Detached Property – Four Self-Contained Holiday Apartments – Prime Location – No Chain

"Blackpool Lodge Apartments" is an imposing and substantial semi-detached property located on Wellington Road, comprising four self-contained apartments, all benefiting from full planning consent for holiday use, making this an outstanding investment opportunity in one of Blackpool's most popular tourist areas.

The property is arranged over three floors and offers a versatile and attractive setup for holiday lets, with each apartment thoughtfully designed to provide comfortable and modern accommodation for guests.

Flat 1 (Ground Floor) offers a spacious open-plan lounge and kitchen area, two well-proportioned double bedrooms, and a modern fitted bathroom.

Flat 2 (Ground Floor) is similar in style and layout, featuring a bright lounge/kitchen area, one double bedroom, and a modern fitted bathroom.

Flat 3 (First Floor) provides generous accommodation with a spacious lounge, a modern fitted kitchen, two double bedrooms, and a contemporary bathroom.

Flat 4 (Loft Apartment) is a stylish and trendy loft conversion featuring a characterful lounge with a feature beamed ceiling, a modern fitted kitchen, one double bedroom, and a bathroom.

Ideally positioned in a prime tourist location in Blackpool, the property is within easy reach of the famous promenade, Blackpool Football Club, and excellent transport connections including the M55 motorway. It is also conveniently located close to some of the resort's most popular attractions such as the Sandcastle Waterpark and Blackpool Pleasure Beach, ensuring strong appeal for visiting holidaymakers.

Offered for sale with no onward chain, this impressive property represents an excellent holiday let investment opportunity in one of the UK's best-known seaside destinations.



# Wellington Road, Blackpool

## SPACIOUS COMMUNAL HALLWAY

22' 8" x 5' 2" (6.91m x 1.57m)

## FLAT 1

### KITCHEN/LOUNGE

16' 9" x 12' 6" (5.11m x 3.81m)

### BEDROOM ONE

7' 8" x 10' 10" (2.34m x 3.3m)

### BEDROOM TWO

### BATHROOM

4' 8" x 7' 2" (1.42m x 2.18m)



## FLAT 2

### KITCHEN/LOUNGE

28' 0" x 6' 11" (8.53m x 2.11m)

### BEDROOM

11' 7" x 12' 5" (3.53m x 3.78m)

### BATHROOM

4' 8" x 6' 6" (1.42m x 1.98m)



## FIRST FLOOR

## FLAT 3

### LOUNGE

9' 2" x 14' 3" (2.79m x 4.34m)

### KITCHEN

13' 3" x 7' 3" (4.04m x 2.21m)

### BEDROOM ONE

11' 6" x 12' 0" (3.51m x 3.66m)

### BEDROOM TWO

7' 3" x 13' 0" (2.21m x 3.96m)

### BATHROOM

5' 11" x 8' 3" (1.8m x 2.51m)



## SECOND FLOOR

## FLAT 4

### LOUNGE

15' 2" x 13' 2" (4.62m x 4.01m)

### KITCHEN

7' 7" x 11' 7" (2.31m x 3.53m)

### BEDROOM

10' 6" x 10' 0" (3.2m x 3.05m)

### BATHROOM

7' 7" x 10' 4" (2.31m x 3.15m)



## COVERAGE

### BROADBAND

We are advised that the property can obtain Fibre to the Property (FTTP)

### MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## TENURE

The property is **Freehold**

## COUNCIL TAX (SECOND FLOOR FLAT 4)

Band "A"

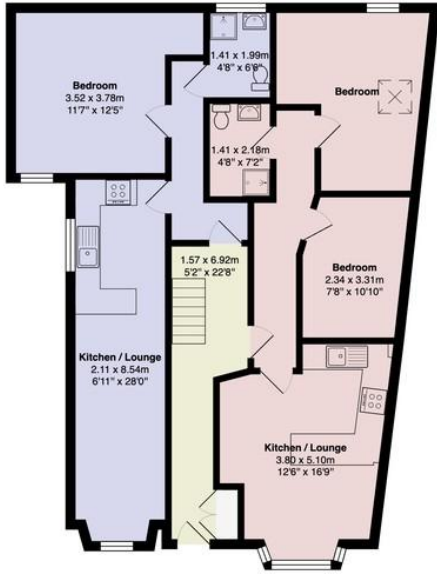
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

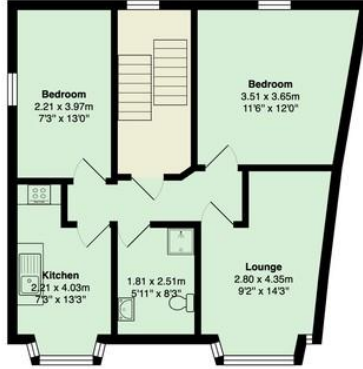
## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of

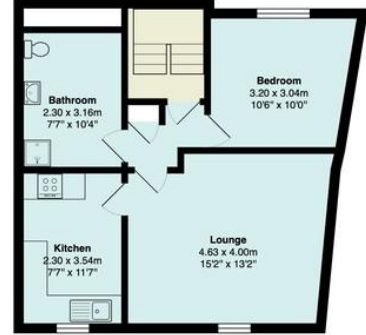
# Wellington Road, Blackpool



Ground Floor



First Floor



Second Floor

Total Area: 213.7 m<sup>2</sup> ... 2300 ft<sup>2</sup>  
All measurements are approximate and for display purposes only