



25 The Elms, Whitegate Drive, Blackpool, FY3 9FZ

Starting Bid £85,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Two Bed First Floor Apartment
- Modern Kitchen/Diner, Bathroom & En-Suite
- Walking Distance to Blackpool Victoria Hospital
- Well-Maintained Communal Grounds
- Residents' And Visitor Parking
- Ideal First Home Or Buy-To-Let Investment
- Expected Rental c. £850 PCM

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For Sale by Online Auction with a Starting Bid of £85,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

Located on the site of the former Elmslie School, this modern first-floor apartment forms part of a highly sought-after development that is particularly popular with working professionals. Ideally positioned close to a wide range of local amenities, the property also benefits from excellent transport links, including easy access to the M55 motorway, making it perfect for commuters. Blackpool Victoria Hospital is just a short walk away, making it an excellent choice for healthcare professionals.

The accommodation comprises an inviting lounge, a modern kitchen/diner, two well-proportioned bedrooms, a contemporary family bathroom and an en-suite to the principal bedroom. The property has been updated to a high standard, with modern fittings throughout, creating a bright and comfortable home ready to move straight into.

Externally, the development is set within attractive, well-maintained communal grounds and offers both residents' and visitor parking.

Offered for sale with no onward chain and a motivated seller, this apartment would make an ideal first home, a convenient base for professionals or an excellent buy-to-let investment. It is expected to achieve approximately £850 per calendar month in rent, equating to a potential gross yield of around 12% based on the guide price.

HALLWAY

LOUNGE 13' 11" x 12' 0" (4.24m x 3.66m)

KITCHEN/DINER 9' 8" x 14' 5" (2.95m x 4.39m)

BEDROOM ONE 11' 6" x 12' 1" (3.51m x 3.68m)

EN-SUITE 3' 7" x 7' 3" (1.09m x 2.21m)

BEDROOM TWO 12' 10" x 10' 3" (3.91m x 3.12m)

BATHROOM 6' 6" x 8' 6" (1.98m x 2.59m)

STORAGE 3' 9" x 4' 5" (1.14m x 1.35m)

COMMUNAL GARDENS & PARKING

COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Cabinet (FTTC)

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>



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APPROXIMATE AGE OF THE PROPERTY

2003

TENURE

The property is **Leasehold (973 Years)**

SERVICE CHARGE

Approximately **£2,400 p.a.**

GROUND RENT

Approximately **£150 p.a.**

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

We are advised that the local Council Tax Amount for a band "C" Property in Blackpool is approximately **£2,234** per annum.

BROADBAND COVERAGE

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MOBILE DATA

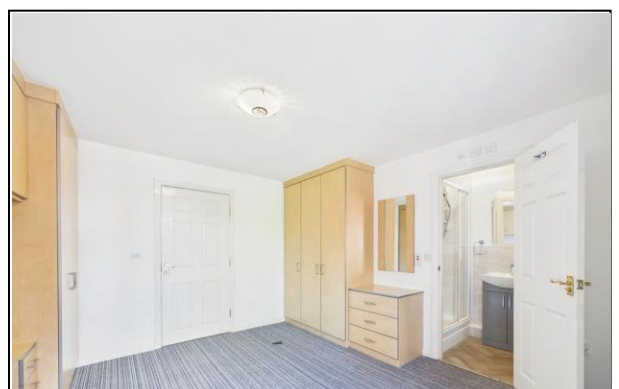
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PLEASE NOTE

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30/06/2026



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