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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

Flat 27 Hamilton Court, 49-51 Hornby Road, Blackpool, FY1 4QR



£69,950

This is a SPACIOUS purpose-built apartment offering generous accommodation throughout, all conveniently arranged on the GROUND FLOOR, ideal for anyone wishing to avoid stairs.

The accommodation comprises a lounge/dining room measuring over 14ft x 10ft, leading to a STYLISH fitted kitchen. The DOUBLE bedroom is well over 11ft x 9ft, complemented by a very modern shower room.

In addition, the property benefits from uPVC double glazing, electric storage heaters and a highly convenient location just 0.2 miles from the TOWN CENTRE, with its wealth of local shops and amenities.



- **GROUND FLOOR accommodation**
- **One DOUBLE bedroom**
- **Modern fitted kitchen**
- **Modern shower room**
- **UPVC double glazing**
- **Residents PARKING**
- **Close to TOWN CENTRE**



The Property Ombudsman



Ground Floor:

Communal Vestibule / Hallway: Post box, Flat 7 doorbell.

Private Entrance.

Hall: Built in storage cupboard.

Lounge: 14'9" x 10'8" (4.50 m x 3.25 m) UPVC double glazed bay window, Wooden effect laminate flooring, Two electric storage heaters, Coved ceiling, Feature fire surround, Open archway to:-

Kitchen: 9'2" x 7'10" (2.79 m x 2.39 m) Modern fitted wall and base cupboard units, Complementary roll edge work tops, Built in Oven, Hob and Extractor hood, Plumbed for automatic washer, Stainless steel sink, UPVC double glazed window, Tiled walls.

Bedroom 1: 11'1" x 9'9" (3.38 m x 2.97 m) UPVC double glazed window, Electric storage heater, Wooden effect laminate flooring.

Shower Room: Modern three piece shower room comprising; large shower cubicle, Pedestal wash hand basin, UPVC double glazed window, Panelled walls, UPVC double glazed window, Heated towel rail / radiator.

Outside: Communal.

Parking: There is on site residents' parking.

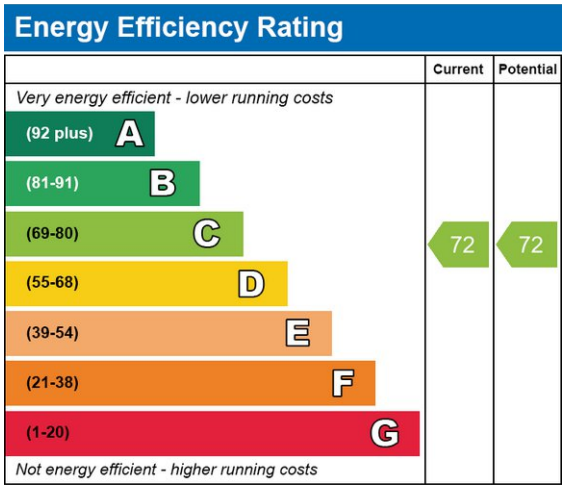
Tenure: We are informed the property is Leasehold with a residue of a 999 year lease. Service charges are £80 pcm and Ground rent is £80 per year. Interested parties should seek clarification from their solicitor.

Council Tax: Band A / Charges for period 2026/7 are £1675.48

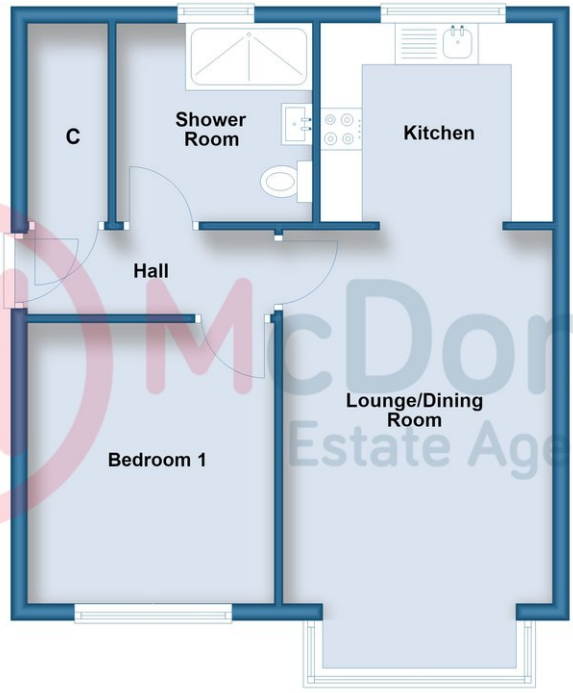
Directions: Travel South along Whitegate Drive take the first turning on your right into Hornby Road, Hamilton Court is towards the far end on the left hand side, before the lights

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**: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures**, **Fittings & Appliances**: Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



Ground Floor



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Plan produced using PlanUp.

Hamilton Court

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