



Estate Agents and Valuers

' ON THE SEAFRONT '



FLAT 44 REGENT COURT 204 PROMENADE BLACKPOOL FY1 1RT
PRICE £94,950

OR £89,950 – WITHOUT GARAGE

- . EIGHTH FLOOR PURPOSE BUILT APARTMENT WITH LIFT ACCESS
- . PANORAMIC SEA VIEWS
- . 2 BEDROOMS
- . UPVC DOUBLE GLAZING & CENTRAL HEATING
- . GARAGE SPACE

DESCRIPTION Occupying a prime position on the Promenade, with panoramic views over the Irish Sea, stunning Promenade walks and close to Blackpool town centre, this purpose built 4th floor apartment boasts spacious accommodation requiring a little superficial updating to one's own tastes. Warmed by gas central heating and complimented by UPVC double glazing, the property is approached via a communal entrance hall with lift access to all floors. On the fourth floor is a landing, entrance hall, good lounge with covered balcony off, kitchen, two double bedrooms and a bathroom and separate W.C. Outside is communal parking and the apartment has the benefit of it's own parking space in the secure garage. An annual service charge of £1616 includes building insurance and covers the upkeep of all communal areas – ensuring a good standard of presentation at all times.

LOCATION Proceeding out of Blackpool in a northerly direction along the Promenade from North Pier and Regent Court corners Bank Street.



FLAT 44 REGENT COURT BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL With security intercom and lift access.

ON THE 4TH FLOOR

LANDING

ENTRANCE HALL Three large storage cupboards.

LOUNGE 16'9 X 16'0. Two UPVC double glazed windows, two radiators, cupboard housing combi boiler, open to kitchen.

COVERED BALCONY UPVC double glazed windows.

KITCHEN L SHAPED (6'4 X 4'9) + (5'0 X 5'4). Fitted with a modern range of laminate base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, tiled splashbacks, matching eye level cupboards, UPVC double glazed window.

BEDROOM NO 1 13'7 X 10'10. UPVC double glazed window, built in cupboard, radiator.

BEDROOM NO 2 11'10 X 6'5 (PLUS DOOR RECESS). UPVC double glazed window, radiator.

BATHROOM Panelled bath with Mira shower over, pedestal wash hand basin, tiled walls, electric wall heater.

SEPARATE W.C W.C – low suite, part tiled walls.

OUTSIDE

COMMUNAL PARKING

GARAGE SPACE The property has the benefit of it's own parking space in the secure garage.

TENURE Leasehold.

SERVICE CHARGE £1616 p / a including building insurance.

SERVICES All mains services – central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND B

EPC RATING:- C