



Estate Agents and Valuers

**' BRANCH OUT HERE! '**



**8 THE ELMS WHITEGATE DRIVE STANLEY PARK BLACKPOOL FY3 9FZ**

**PRICE £105,000**

**NO CHAIN**

- . FIRST FLOOR APARTMENT
- . 2 DOUBLE BEDROOMS
- . UPVC DOUBLE GLAZING & ELECTRIC HEATING
- . COMMUNAL GARDENS
- . PARKING

**DESCRIPTION** Forming part of a modern low rise development in a sought after position on Whitegate Drive, just a short walk from Stanley Park and Blackpool Victoria Hospital, this first floor apartment is available for immediate occupation. Warmed by electric smart heaters and complemented by UPVC double glazing, features include communal entrance hall, excellent lounge, modern fitted kitchen, two double bedrooms and a modern bathroom and W.C. Outside are well kept communal gardens and parking areas. A yearly service charge of £2,000 covers the upkeep of all communal areas, gardens, property insurance and window cleaning. We understand the communal areas are due to be decorated in the near future.

**LOCATION** Proceeding out of Blackpool along Whitegate Drive and go straight ahead at the traffic light junction with Knowsley Avenue. The Elms is a short distance along on the left.



**8 THE ELMS WHITEGATE DRIVE STANLEY PARK**

**The accommodation comprises:-**

**ON THE GROUND FLOOR**

**COMMUNAL ENTRANCE HALL** Security intercom.

**ENTRANCE HALL** Cylinder cupboard, storage heater, laminate floor.

**LOUNGE** 13'10 X 13'10. UPVC double glazed window, electric radiator.

**KITCHEN** 14'5 X 9'8. (PLUS DEEP RECESS). Fitted with a luxury range of grey gloss base units and worktops with bevelled edges incorporating a 1.5 bowl single drainer black resin sink unit with mixer tap over, electric cooker point, new freestanding cooker, matching eye level cupboards, laminate floor, plumbing for washing machine, UPVC double glazed window, electric wall heater.

**BEDROOM NO 1** 11'5 X 11'10. UPVC double glazed window, electric smart heater.

**EN SUITE** Large shower cubicle, vanity sink unit, W.C – low suite, heated towel rail, laminate splash backs, laminate floor.

**BEDROOM NO 2** 12'9 X 10'0. UPVC double glazed widow, electric smart heater.

**BATHROOM & W.C** Fitted with a white suite comprising panelled bath with shower over, vanity sink unit, W.C – low suite, heated ladder rail, laminate floor.

**OUTSIDE**

**COMMUNAL GARDENS**

**PARKING**

**SERVICE CHARGE** Approx £2,000 per annum.

**TENURE** Leasehold. – residue of 999 year lease.

**SERVICES** Mains electric and drainage connected.

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

**EPC RATING:- C**

**COUNCIL TAX BAND:- C**