



**62 Boston Way, Blackpool, FY4 4YQ**

**Price: £68,950**

- Well-Proportioned One-Bedroom Apartment
- Additional Office/Study Space
- Ideal Investment Opportunity / First Time Buy
- Close To Local Amenities
- Council Tax Band - A

# 62 Boston Way, Blackpool

## INTRODUCTION

Situated in the ever-popular South Shore area, this well-presented one-bedroom apartment with an additional study/office space offers versatile accommodation and is ideally positioned within easy reach of a wide range of local amenities, transport links, shops, and leisure facilities.

Offered for sale with no onward chain delay, this property presents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a property in a desirable and convenient location.

The accommodation briefly comprises a welcoming entrance leading to a spacious and bright lounge, enhanced by a large double-glazed window allowing for an abundance of natural light. A door from the lounge provides access to the fitted kitchen, which benefits from a generously sized pantry/storage area, offering excellent practical storage solutions.

The property further comprises a double bedroom, a modern three-piece bathroom suite, and a useful storage cupboard located on the landing. In addition, there is a versatile second room which can be adapted to suit a variety of needs, including a home office, nursery, dressing room, or walk-in wardrobe, making the apartment particularly appealing to modern lifestyles.

Combining flexible living space with a sought-after location, this apartment offers comfortable and convenient accommodation and is ready for immediate occupation. Early viewing is highly recommended to fully appreciate the space, versatility, and potential on offer.

## TENURE

The property is **Leasehold**

## COUNCIL TAX

Band "A"

## PLEASE NOTE

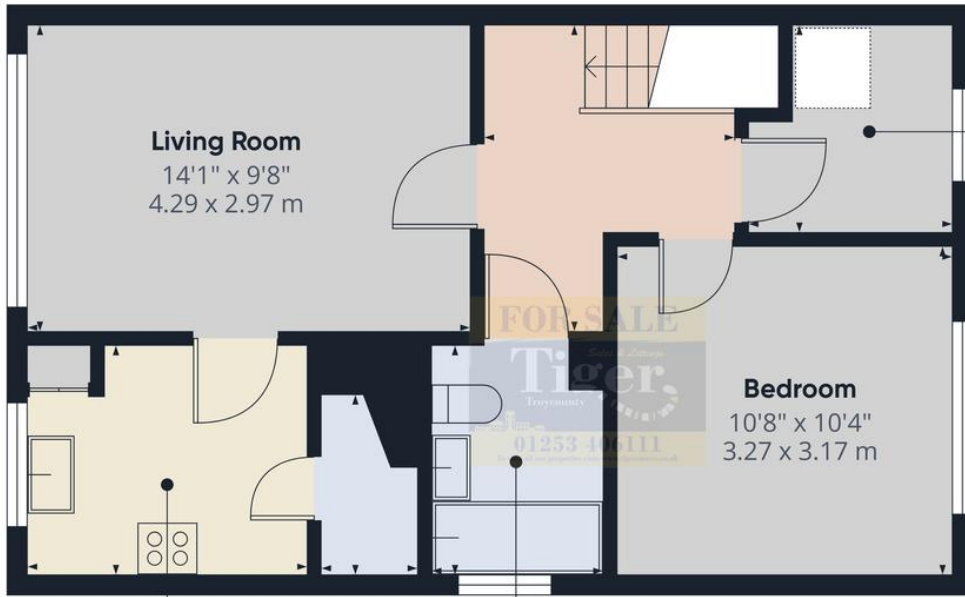
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**Living Room**  
14'1" x 9'8"  
4.29 x 2.97 m

**Office**  
6'6" x 6'10"  
1.98 x 2.09 m

**Bedroom**  
10'8" x 10'4"  
3.27 x 3.17 m

**Kitchen**  
8'11" x 7'5"  
2.72 x 2.27 m

**Bathroom**  
5'6" x 7'5"  
1.68 x 2.26 m

**Approximate total area<sup>(1)</sup>**  
455 ft<sup>2</sup>  
42.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

