



Estate Agents and Valuers

‘ VIEWS OF BLACKPOOL TOWER! ‘



28 NAVENTIS COURT SINGLETON STREET BLACKPOOL FY1 5AX
PRICE £39,000
NO CHAIN

- . PURPOSE BUILT THIRD FLOOR FLAT
- . ONE BEDROOM
- . UPVC DOUBLE GLAZING & ELECTRIC HEATING
- . WELL PRESENTED THROUGHOUT
- . ALLOCATED PARKING SPACE
- . CLOSE TO THE PROMENADE & TOWN CENTRE
- . IDEAL FTB OR INVESTMENT

DESCRIPTION With views of Blackpool Tower, this modern first floor flat forms part of a low rise purpose development within easy reach of the promenade and Blackpool town centre. This compact and easily maintained accommodation would make an ideal first time buy, holiday home, property investment or possible downsize. Approached via a communal entrance hall with carpeted stairwell, the flat comprises entrance hall with security intercom , good lounge / kitchen, double bedroom and a shower room and W.C. Outside the flat benefits from its own allocated parking space. A monthly maintenance charge of approximately £177 includes buildings insurance and covers the upkeep of all communal areas.

LOCATION Proceeding towards the promenade along Chapel Street, turn left into Foxhall Road, left into York Street and right into Singleton Street.



28 NAVENTIS COURT BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

ON THE THIRD FLOOR

ENTRANCE HALL With security intercom.

OPEN PLAN LOUNGE / KITCHEN 15'0 X 12'6. UPVC double glazed window, fitted with a range of white base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in electric hob and oven, matching eye level cupboards, electric radiator.

BEDROOM NO 1 11'8 X 8'0 UPVC double glazed window, electric radiator.

SHOWER ROOM & W.C Step in shower cubicle, pedestal wash and basin, W.C – low suite, half tiled walls, tiled floor, airing cupboard.

OUTSIDE

ALLOCATED PARKING SPACE – identified by number 16

SERVICES Mains electricity and drainage connected.

TENURE Leasehold – 125 years left as of January 2025.

SERVICE CHARGE Approx. £177 per month.

GROUND RENT £125 per annum.

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

COUNCIL TAX BAND A

EPC RATING:- C