



*Estate Agents and Valuers*

**' ON THE SEAFRONT '**



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

**OR £89,950 – WITHOUT GARAGE**

- . **FOURTH 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 4<sup>th</sup> 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 4<sup>TH</sup> 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**