



Flat 1, 13 Vernon Avenue, Blackpool, FY3 9JF

Price: £695.00 pcm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

- One Bedroom Ground Floor Flat
- Modern Kitchen
- Recently Refurbished Shower Room
- Popular Residential Location
- Walking Distance To Stanley Park
- EPC Rating - C
- Council Tax Band - A
- Bond - £695.00

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FULL DESCRIPTION Tiger Lettings are pleased to market this one bedroom ground floor flat situated in a popular residential location within easy reach of Stanley Park and Blackpool Victoria Hospital. The property benefits from a modern kitchen and a recently refurbished shower room.

Call Tiger Lettings to arrange your viewing on 01253 627111.

COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Property (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

TENURE

The property is **LEASEHOLD**

COUNCIL TAX

Band **A**

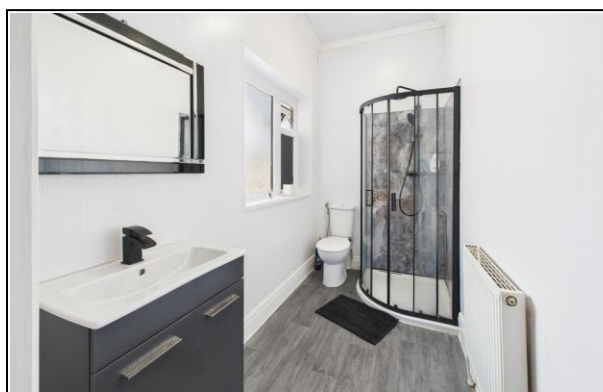
ANNUAL COUNCIL TAX AMOUNT

£1,675.48

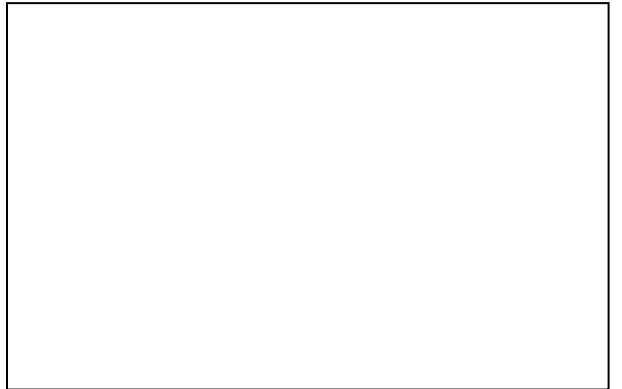
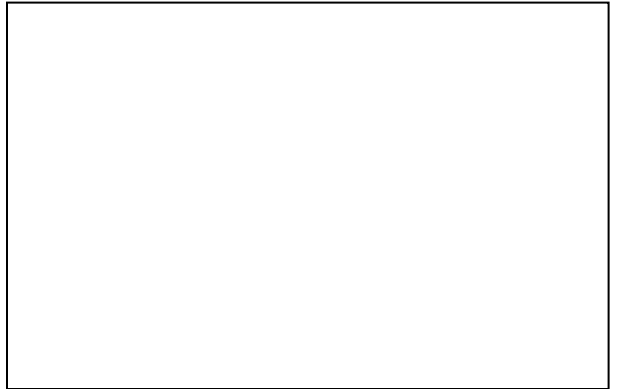
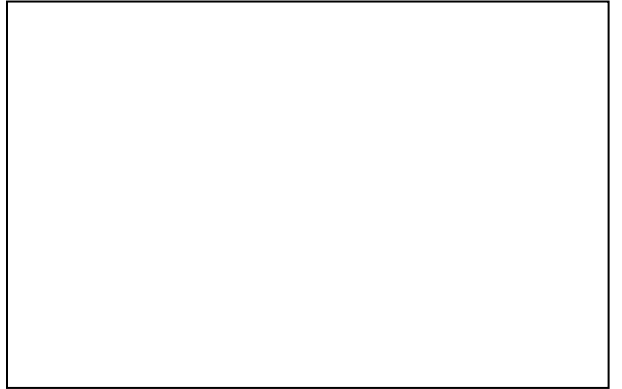
PLEASE NOTE

These particulars are believed to be correct but in no ways their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

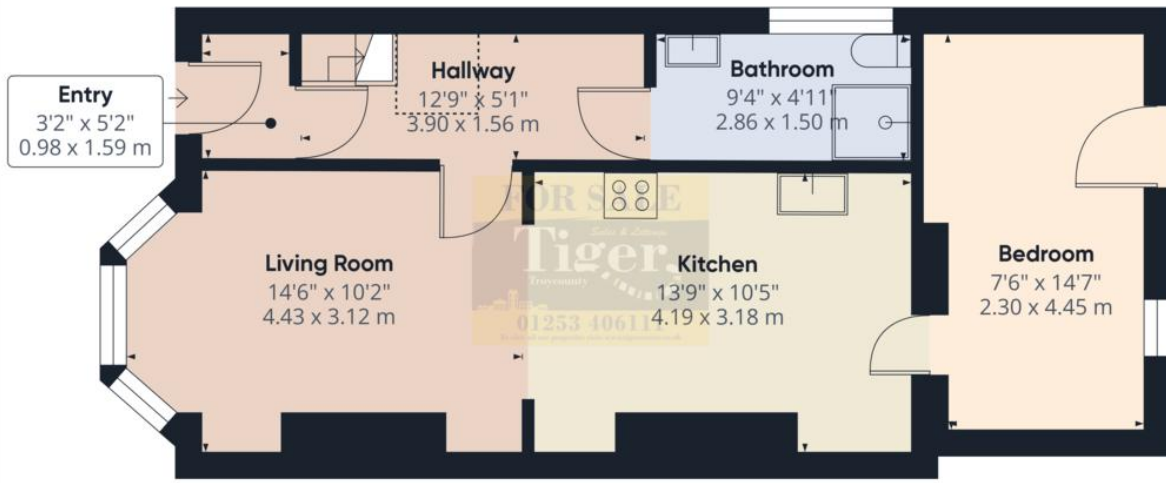
08/07/2026



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Approximate total area⁽¹⁾

512.25 ft²
47.59 m²

Reduced headroom

8.32 ft²
0.77 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360