



**Sandy Close, Cleveleys, FY5 1FF**

**Starting Bid £75,000**

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      | <b>69 C</b> | <b>77 C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

- For Sale by Online Auction
- Spacious Two Bedroom First Floor Apartment
- Popular Residential Location In Cleveleys
- Walking Distance to Cleveleys Promenade
- Close To Shops, Amenities & Transport Links
- Long-Term Tenant In Situ Paying £550 PCM
- Scope to Increase Rental Income
- Offered at Approximately 20% Below Market Value

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## Sandy Close, Cleveleys, FY5 1FF

For Sale by Online Auction with a Starting Bid of £75,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

### Investment Opportunity – Priced for a Quick Sale

A spacious first-floor, two-bedroom apartment situated in a popular residential location in Cleveleys, just a short distance from the town centre and its excellent range of local amenities, including shops, supermarkets, cafés, and convenient transport links. The property is also within easy walking distance of the picturesque Cleveleys Promenade, offering beautiful coastal walks and stunning sea views.

An ideal investment opportunity, the property is being sold with a long-term tenant in situ, currently paying £550 PCM, with scope for a rental review to enhance future returns.

Offered at approximately 20% below market value for a quick sale, this represents excellent value and is expected to attract significant interest.

The property also benefits from affordable ongoing costs, with a service charge of approximately £60 PCM and a ground rent of around £150 per annum, making it a cost-effective addition to any investment portfolio.

Early viewing is highly recommended, as opportunities like this rarely remain available for long.

HALLWAY 3' 7" x 11' 9" (1.09m x 3.58m)

LIVING ROOM 13' 11" x 14' 10" (4.24m x 4.52m)

KITCHEN 7' 11" x 9' 3" (2.41m x 2.82m)

BEDROOM ONE 12' 4" x 7' 8" (3.76m x 2.34m)

BEDROOM TWO 12' 4" x 7' 10" (3.76m x 2.39m)

BATHROOM 7' 10" x 8' 1" (2.39m x 2.46m)

### TENURE

The property is **Leasehold (968 Years)**

### SERVICE CHARGE

**£720 P.A.**

### GROUND RENT

**£150 P.A.**

### COUNCIL TAX

**Band B**

### ANNUAL COUNCIL TAX AMOUNT

We are advised that the local Council Tax Amount for a band "B" Property in Wyre is approximately £1,889.17 per annum.

### BROADBAND COVERAGE

We are advised that the property can obtain Fibre to the Cabinet (FTTC)



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### 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://www.ofcom.org.uk/mobile-coverage-checker>

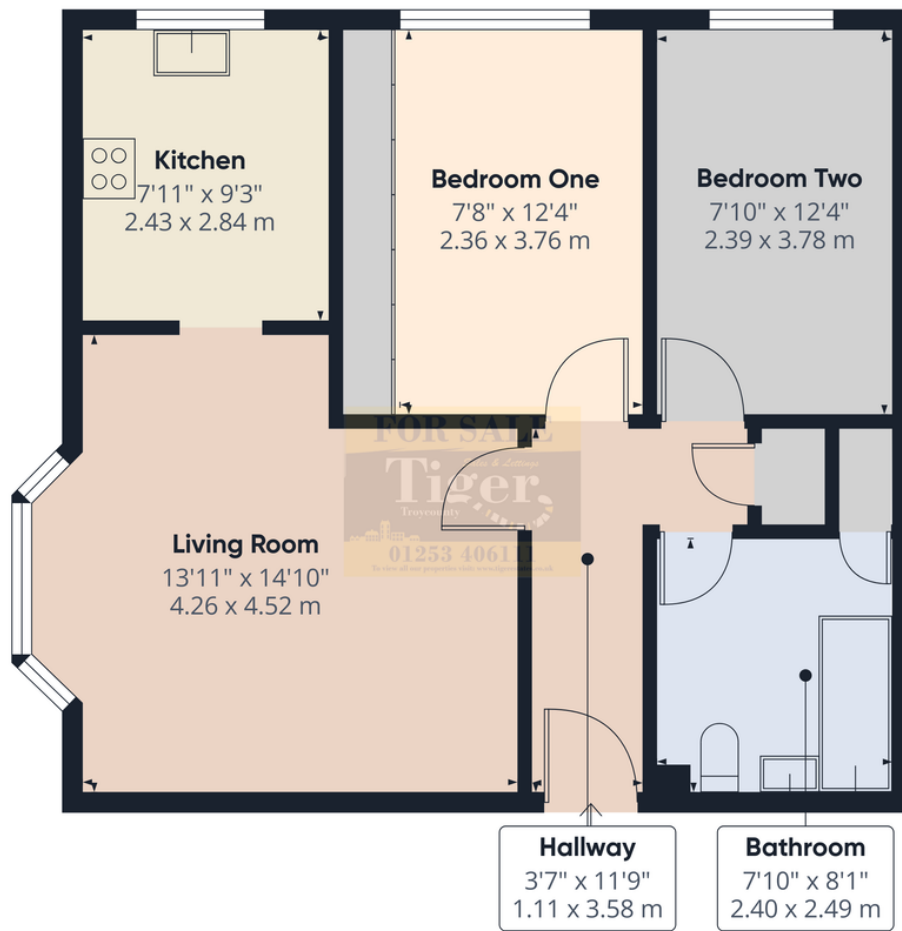
### PLEASE NOTE

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.

**14/07/2026**



# Sandy Close, Cleveleys, FY5 1FF



Approximate total area<sup>(1)</sup>  
627 ft<sup>2</sup>  
58.2 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.

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