



1 Reads Court, Blackpool, FY1

Well-Presented Purpose-Built Ground Floor Apartment
£62,000



Purpose Built Ground Floor Flat

An excellent opportunity to purchase this well-presented one-bedroom ground floor flat, ideally situated in a convenient location close to Blackpool town centre and all its amenities.

The property offers comfortable and practical living accommodation, briefly comprising a bright lounge, fitted kitchen, generously sized bedroom, and a modern bathroom. Being on the ground floor, the flat provides easy access and would be ideal for first-time buyers, investors, or those looking to downsize.

The property is within easy reach of local shops, transport links, supermarkets, and leisure facilities, making it perfectly positioned for everyday convenience.

Additionally, there is the option to purchase a garage for an extra £3,000, providing valuable off-road parking or additional storage.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Entrance Hall - Intercom handset, Wall Mounted electric board,

Lounge 4.95m x 3.00m - Smoke Alarm, uPVC double glazed window, Radiator.

Kitchen 1.98m x 2.54m- Range of wall and base cupboard units with complimentary roll edge work tops, Stainless steel sink, Built in electric oven and hob with extractor fan, Tiled walls, Cupboard housing 'Main' combi boiler, Fridge freezer, plumbed for washing machine, uPVC double glazed window.

Bedroom 3.53m x 3.16m - Television point, uPVC double glazed window, Radiator.

Bathroom - Panelled bath with shower, Vanity Wash Hand Basin with water mixer tap, Low Flush WC, Inset Spot Lighting, Tiled Walls, uPVC double glazed window, Electric Heater

Key Features

- NO ONWARD CHAIN
- Short Distance to Fleetwood Promenade
- Intercom Entrance
- Lounge
- Modern Breakfast Kitchen
- Modern Shower Room
- Two Bedrooms
- Electric Heating
- uPVC Double Glazing
- Allocated parking

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OUTSIDE:

Parking – The apartment benefits from communal parking.

GENERAL

TENURE

Leasehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

There is a maintenance charge which is currently £550.00 per annum, which covers all general maintenance and upkeep of the communal areas, car park and building.

COUNCIL TAX

Shoreline Estates have been informed that the property is Council Tax Band A and the Local Authority Is Blackpool Council

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography was prepared by Shoreline Estates in accordance with the sellers' instructions.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Get in touch

FOR APPOINTMENTS AND ENQUIRIES

01253 352207

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations



FREE VALUATION

If you would like an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207 info@shorelineestates.co.uk



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