



# 4 Reads Court, Blackpool, FY1

Purpose-Built First Floor Apartment

£59,950



## Purpose Built First Floor Flat

An excellent opportunity to acquire this well-presented one-bedroom first-floor flat, ideally located within easy reach of Blackpool town centre and its wide range of shops, services, transport links, and local amenities.

Offering comfortable and practical living accommodation throughout, the property briefly comprises a bright and welcoming lounge, a fitted kitchen, a good-sized double bedroom, and a bathroom.

This property would make an ideal first-time purchase, buy-to-let investment, or low-maintenance home for those seeking convenient town-centre living. Early viewing is highly recommended to fully appreciate the accommodation on offer.

**Entrance Hall** - Intercom handset, Wall Mounted electric board,

**Lounge 4.95m x 3.00m** – Electric living flame fire, uPVC double glazed window.

**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, space for fridge, plumbed for washing machine, uPVC double glazed window.

**Bedroom 3.53m x 3.16m** – uPVC double glazed window.

**Bathroom** - Panelled bath with shower, Pedestal wash hand Basin with water mixer tap, Low Flush WC, Tiled Walls, uPVC double glazed window.

### OUTSIDE:

**Parking** – The apartment benefits from communal parking.

## 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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## GENERAL

### TENURE

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

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

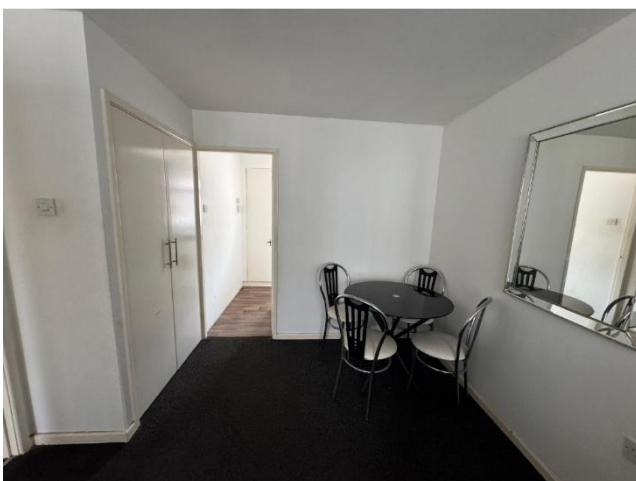
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.



Awaiting EPC

### 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

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[info@shorelineestates.co.uk](mailto:info@shorelineestates.co.uk)

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](mailto:info@shorelineestates.co.uk)



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