



21 The Elms, Whitegate Drive, Blackpool, FY3 9FZ

Starting Bid £85,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Two Bed Ground Floor Apartment
- Immaculately Presented
- NO CHAIN
- Estimated Rental Income £850 PCM
- Modern Kitchen, Bathroom & En-Suite
- Walking Distance to Blackpool Victoria Hospital
- Residents' And Visitor Parking

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For Sale by Online Auction with a Starting Bid of £85,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

Located on the site of the former Elmslie School, this modern ground-floor apartment forms part of a highly sought-after development that is particularly popular with working professionals. Ideally positioned close to a wide range of local amenities, the property also benefits from excellent transport links, including easy access to the M55 motorway, making it perfect for commuters. Blackpool Victoria Hospital is just a short walk away, making it an excellent choice for healthcare professionals.

The accommodation comprises an inviting lounge, a modern kitchen/diner, two well-proportioned bedrooms, a contemporary family bathroom and an en-suite to the principal bedroom. The property has been updated to a high standard, with modern fittings throughout, creating a bright and comfortable home ready to move straight into.

Externally, the development is set within attractive, well-maintained communal grounds and offers both residents' and visitor parking.

Offered for sale with no onward chain and a motivated seller, this apartment would make an ideal first home, a convenient base for professionals or an excellent buy-to-let investment. It is expected to achieve approximately £850 per calendar month in rent, equating to a potential gross yield of around 12% based on the guide price.

HALLWAY 13' 1" x 3' 8" (3.99m x 1.12m)

UTILITY CUPBOARD 4' 4" x 3' 9" (1.32m x 1.14m)

LOUNGE 12' 2" x 14' 0" (3.71m x 4.27m)

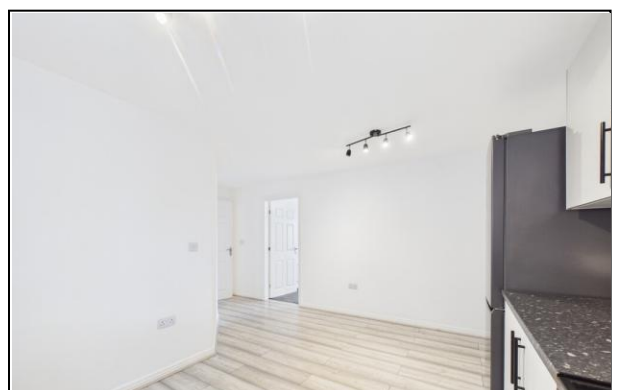
KITCHEN/DINER 14' 0" x 12' 2" (4.27m x 3.71m)

MASTER BEDROOM 12' 2" x 11' 6" (3.71m x 3.51m)

EN-SUITE BATHROOM 7' 3" x 3' 9" (2.21m x 1.14m)

BEDROOM TWO 10' 3" x 12' 11" (3.12m x 3.94m)

BATHROOM 8' 8" x 6' 4" (2.64m x 1.93m)



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APPROXIMATE AGE OF THE PROPERTY

1990s

TENURE

The property is **Leasehold (973 Years)**

SERVICE CHARGE

£2,400

GROUND RENT

£150

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2,234

BROADBAND COVERAGE

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

MOBILE DATA

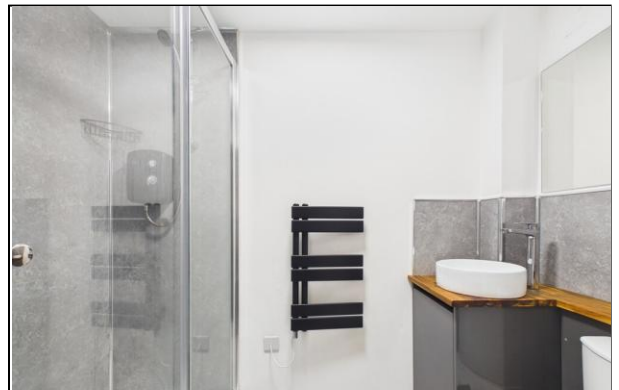
We are advised that you are likely to have mobile coverage.

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 way is 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.

12/10/2026



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