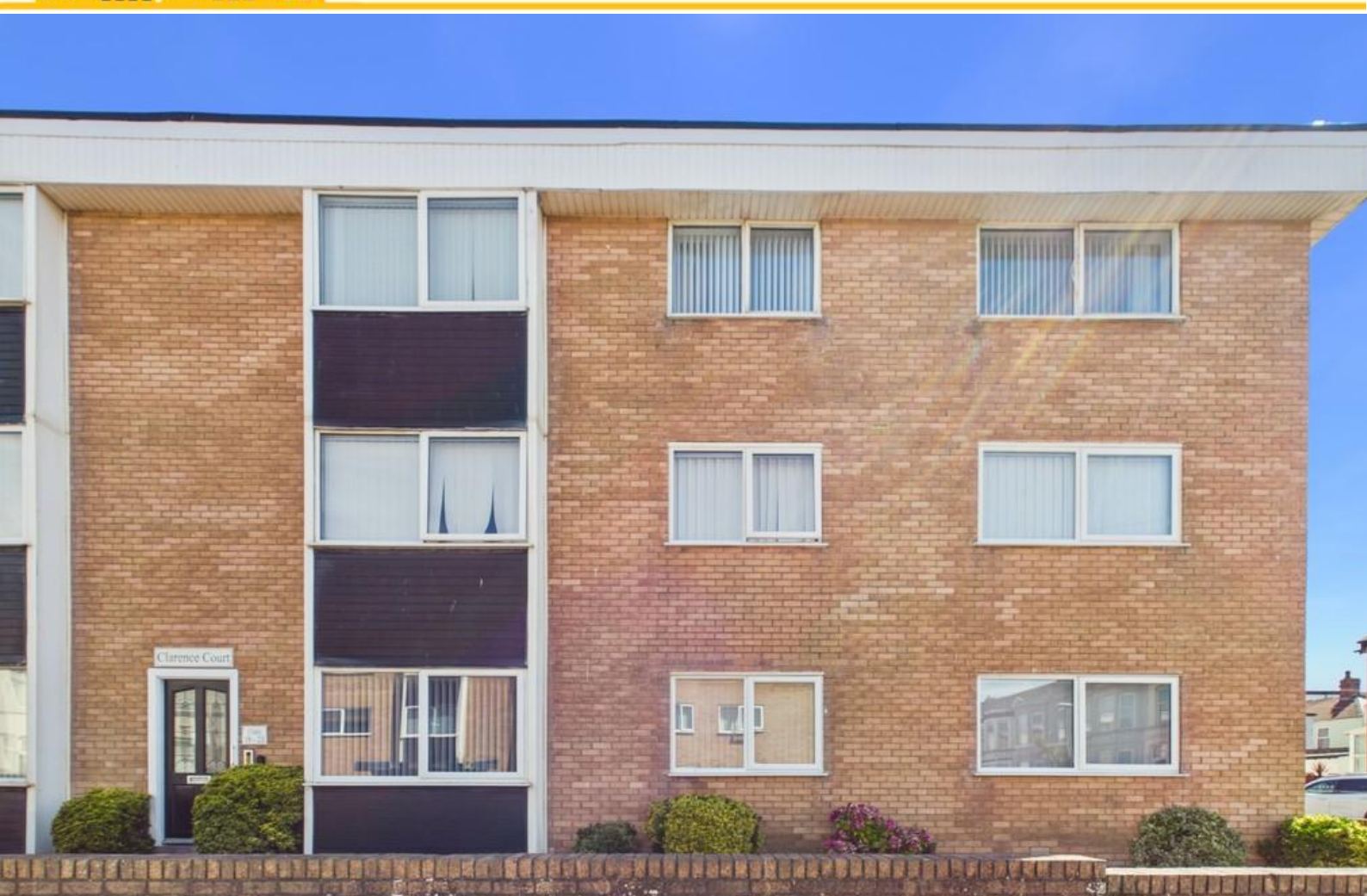




21 Clarence Court , Rawcliffe Street, Blackpool, FY4 1DL

Price: £75,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		

- Spacious First Floor Two Bedroom Apartment
- Sold With Sitting Tenant In Situ
- £625 Per Calendar Month Rental Income
- 10% Gross Rental Yield
- Good Sized Lounge And Well Proportioned Bedrooms
- Functional Kitchen And Bathroom
- Single Garage With Manual Up And Over Door
- Council Tax Band - A

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INTRODUCTION Investment Opportunity – Two Bedroom First Floor Apartment With Tenant In Situ

This spacious and well-proportioned first-floor two bedroom apartment represents an excellent investment opportunity and is offered for sale with a sitting tenant in situ, providing an immediate rental income from completion.

The property is currently let at £625.00 per calendar month, equating to an annual rental income of £7,500 and representing an attractive 10% gross rental yield based on the current asking price. The tenancy commenced in March 2026, making this an appealing proposition for landlords looking to acquire an investment with an established rental income from day one.

Internally, the apartment offers well-proportioned accommodation throughout, comprising a good-sized lounge providing a comfortable main reception space, two well-sized bedrooms, a functional fitted kitchen and a bathroom. The layout provides practical accommodation which is well suited to the existing tenancy.

A further benefit is the single garage, complete with a manual up-and-over door, providing useful secure storage or parking and adding further appeal to the property from an investment perspective.

The property is being sold with the tenant in situ, making this an ideal opportunity for an existing landlord looking to expand their portfolio or for a first-time investor seeking an income-producing property.

Viewing is strictly by appointment only and should be arranged through the selling agent.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Leasehold**

SERVICE CHARGE

£1,300

GROUND RENT

COUNCIL TAX

Band A

ANNUAL COUNCIL TAX AMOUNT

£1,675

BROADBAND COVERAGE

We are advised that the property can obtain

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>



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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.

12/08/2026



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