



Flat 3 Somerset Court, Somerset Avenue, Blackpool, FY1 5QQ

£84,950

*****Spacious Ground Floor Apartment with Two Bathrooms – No Onward Chain*****

This generously proportioned ground floor apartment offers a rare combination of two double bedrooms and two bathrooms, including a private en-suite to the master bedroom.

While the property would benefit from modernisation throughout, it presents an excellent opportunity to personalise a spacious home to your own taste. Its ground floor position makes it an ideal alternative to a bungalow, offering convenient, step-free living.

- Two DOUBLE bedrooms
- TWO bathrooms
- UPVC double glazing
- Gas central heating
- LARGE lounge
- Allocated PARKING
- Requires updating
- No chain



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Communal Entrance: Security intercom.

Communal Hall.

Private Entrance.

Hall: Built in cloaks cupboard, Security intercom, Radiator.

Lounge: 19'0" x 10'10" (5.79 m x 3.30 m) Decorative fire surround, Marble inset and hearth, Coved ceiling, Large bay window.

Dining Kitchen: 14'1" x 7'5" (4.29 m x 2.26 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Gas central heating boiler, Tiled walls, UPVC double glazed window.

Bedroom 1: 17'5" x 9'9" (5.31 m x 2.97 m) Fitted wardrobes, Bedside and drawer units, UPVC double glazed window, Two radiators.

En-Suite: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, Double radiator.

Bedroom 2: 14'2" x 7'3" (4.32 m x 2.21 m) Fitted wardrobe, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls, Part tiled floor, Radiator.

Outside:

Communal Gardens: Lawned with flowerbeds

Parking: Residents' parking to the rear, both allocated for flat 3 plus visitor's parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1989; Service charge £660 p/a; Ground rent £125 p/a. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - £2233.97 (2026/27)



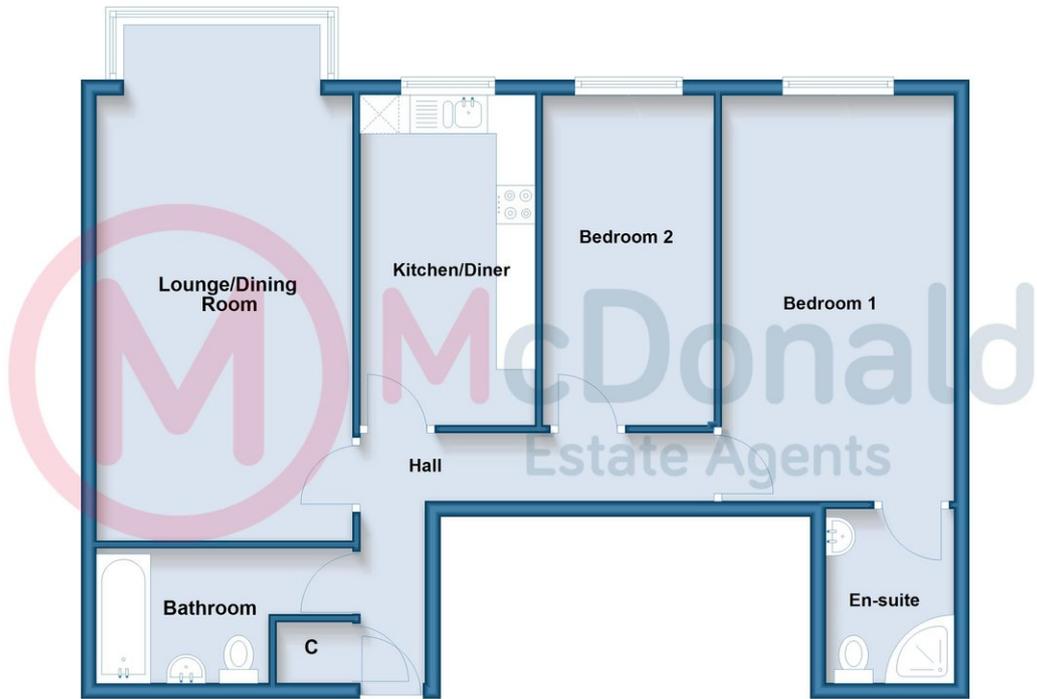
Directions: Travel south along Whitegate Drive. After the fourth set of traffic lights turn tenth right into Somerset Avenue. Somerset Court is on your right.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Somerset Court

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