

‘ GROUND FLOOR FLAT ‘



FLAT E 7A ASHBURTON COURT NORTH SHORE BLACKPOOL FY1 2PE

PRICE £75,000

NO CHAIN

- . PURPOSE BUILT GROUND FLOOR FLAT
- . 2 DOUBLE BEDROOMS
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . COMMUNAL GARDENS
- . GARAGE

DESCRIPTION Forming part of a low rise development within easy reach of Blackpool town centre and the Promenade, this ground floor flat provides spacious accommodation which is available for immediate occupation. Warmed by gas central heating and complimented by UPVC double glazing, the flat is approached via a communal entrance hall with security intercom. Once inside there is an entrance hall, large lounge, kitchen with white units, two double bedrooms and a shower room and WC. Outside are communal gardens and the apartment benefits from its own brick built garage.

LOCATION Proceeding out of Blackpool along Dickson Road and turn right at the mini roundabout into Pleasant Street. At the next roundabout bear left into Egerton Road and Ashburton Road is the next turning on the right. The property can be found on the right.



FLAT E 7A ASHBURTON COURT, NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL Security intercom.

ENTRANCE HALL Radiator and storage cupboard.

LOUNGE 16'5 X 10'10. UPVC double glazed window and two radiators.

KITCHEN 12'10 X 6. Fitted with a range of white base units and worktops with bevelled edges incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over, built in oven hob and hood, matching eye level cupboards, plumbing for washing machine, Valliant Combi Boiler, UPVC double glazed window and radiator.

BEDROOM NO 1 12'8 X 10'8. UPVC double glazed window and radiator.

BEDROOM NO 2 9'10 X 7'8. UPVC double glazed window and radiator.

BATHROOM & W.C Fitted with a white suite comprising of shower cubicle, vanity sink unit, WC – Low suite, laminate walls and radiator.

OUTSIDE

COMMUNAL GARDENS

GARAGE Up and over door

TENURE Leasehold – 999 years from 1979.

SERVICE CHARGE Approx. £480 p/a

SERVICES All mains services & drainage connected

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- A

EPC: - C