



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

**£104,950**

**\*\*\* Stylish First-Floor Apartment Near Stanley Park & Local Amenities \*\*\***

This well-presented first-floor apartment is set within an attractive development, nestled away from the main road in beautifully maintained and established communal gardens, along with the benefit of ample off-street parking.

The accommodation comprises a spacious lounge/dining area, a modern fitted kitchen, two generously sized double bedrooms, and a modern bathroom.

Ideally located just 1/4 mile from the award-winning Stanley Park and moments from Whitegate Drive, the property enjoys easy access to a wide range of local shops, cafes, and amenities.

- Two DOUBLE bedrooms
- FITTED kitchen
- Lounge / Dining Room
- UPVC double glazing
- Electric heating

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- Two DOUBLE bedrooms
- FITTED kitchen
- Lounge / Dining Room
- UPVC double glazing



**Ground Floor:**

**Communal Entrance:**

**Communal Hallway:** Staircase.

**First Floor:**

**Private Entrance:**

**Hallway:** Built in storage and airing cupboard with double doors, Coved ceiling, Electric storage heater.

**Lounge:** 14'11" x 13'10" (4.55 m x 4.22 m) Coved ceiling, UPVC double glazed bay window, Electric storage heater. Open archway to:-

**Kitchen:** 11'6" x 5'10" (3.51 m x 1.78 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in double oven and grill, Hob with extractor hood, Fridge and freezer, Tiled splashback.

**Bathroom:** Comprising; Panelled bath with tiled walls and overhead shower and screen, Vanity wash basin, Low flush WC, electric wall mounted warm air heater.

**Bedroom 1:** 11'10" x 10'7" (3.61 m x 3.23 m) UPVC double glazed window, Electric panel heater.

**Bedroom 2:** 11'10" x 7'8" (3.61 m x 2.34 m) UPVC double glazed window, Electric panel heater.

**Outside:**

**Outside:** Beautiful communal gardens with lawns, flowerbeds and numerous established plants, trees and shrubs.

**Parking:** Ample off street parking for residents and guests.

**Heating:** Electric heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; remainder of a 999 year lease from when the property was built; Service charges are Bi-annual at £915.26 (main fees) and £86.21 (Reserve fund). Prospective purchasers should seek clarification of this from their legal advisor.

**Council Tax:** Band - C £2126.41 (2025/26)



**Directions:** Proceed south along Whitegate Drive. After passing through the traffic lights with Knowsley Ave and Condor Grove, Elmslie Gardens is a short distance along on the left. 'The Elms' is the apartment block on the left.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Ground Floor**



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**The Elms**

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