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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

Flat 7, Stonemasons Court, 472-474, Talbot Road, Blackpool, FY3 7BD



£54,950

This purpose-built apartment requires modernisation throughout, reflected in the attractive asking price and offering an opportunity to add value.

The accommodation briefly comprises TWO DOUBLE bedrooms, a spacious lounge / dining room measuring OVER 18ft x 10ft, a fitted kitchen and a three-piece bathroom.

Externally, there is an allocated parking space. The property is conveniently located just 200 yards from Layton centre, with its range of local shops and amenities, and less than a mile from the award-winning Stanley Park and Victoria Hospital.



- **TWO DOUBLE bedrooms**
- **LARGE lounge / dining room**
- **Close to Layton Centre**
- **Development potential**



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The Property Ombudsman



Ground Floor:

Communal Entrance / Hallway: Security intercom, Staircase to all floors

First Floor:

Communal Landing:

Private Entrance.:

Hall: Built in Storage cupboard, Wooden effect laminate flooring.

Lounge: 18'1" x 11'10" (5.51 m x 3.61 m) UPVC double glazed window, Electric Storage heater, Built in storage cupboard., Wooden effect laminate flooring.

Kitchen: 10'7" x 6'0" (3.23 m x 1.83 m) Fitted wall and base cupboard units, Complimentary roll edge work tops, 1 1/2 bowl stainless steel sink, Built in Oven, Hob and Extractor hood.

Bathroom: Comprising Panelled bath, Pedestal wash hand basin and Low flush wc, Part tiled walls.

Bedroom 1: 14'2" x 10'5" (4.32 m x 3.17 m) UPVC double glazed window, Electric storge heater.

Bedroom 2: 10'4" x 9'3" (3.15 m x 2.82 m) Electric storage heater, UPVC double glazed window, Wooden effect laminate flooring.

Outside: Communal gardens.

Parking: Allocated parking space

Heating: Electric Heating (NOT TESTED)

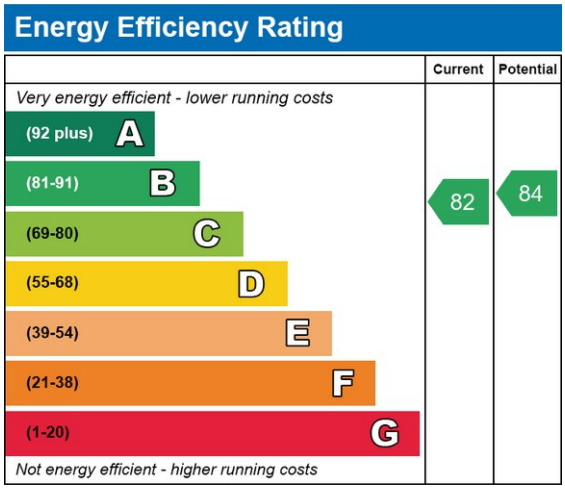
Tenure: We have been informed that the property is Leasehold, with service charges of £160 pcm. This includes ground rent and building insurance. There is a residue of 80 years remaining on the lease. Prospective purchasers should seek clarification of this from their legal advisor.

Council Tax: Band A / Charges for 2026/7 are £1675.48

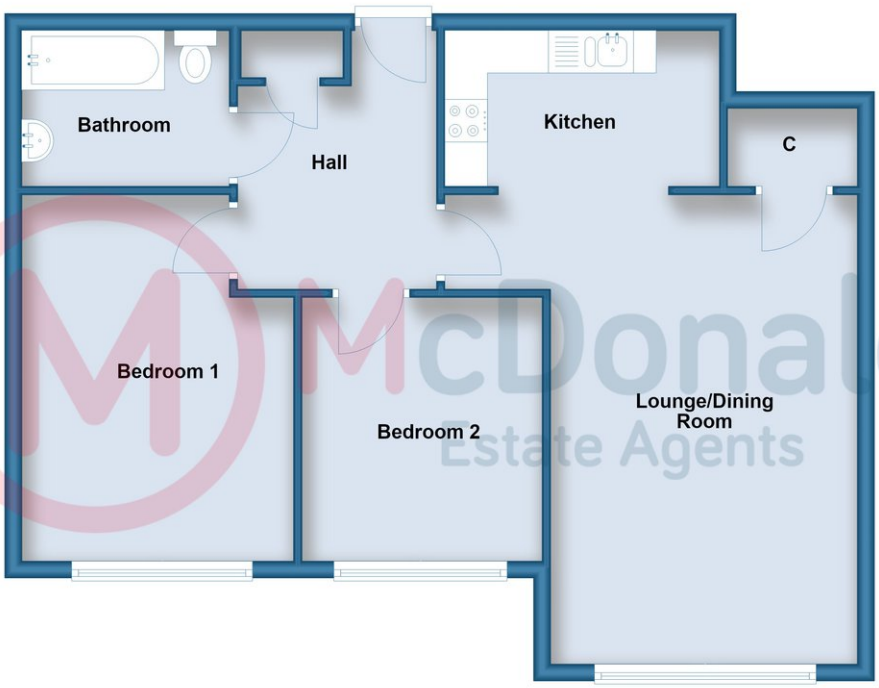
Directions: Travelling south along Devonshire Road at the main lights with Talbot Road, turn left into Talbot Road. Before the roundabout, Stonemasons Court is on the right hand side.

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.



Ground Floor



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Plan produced using PlanUp.

Stonemasons Court

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