



- One Bedroom Third Floor Apartment
- Spacious Lounge, One Double Bedroom
- Three Piece Shower Room, Garage
- Double Glazing & Central Heating

## Mayfair Court, 357 Park Road, Blackpool, FY1

Offers In Excess Of £60,000

SITUATED ON CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS THE APARTMENT IS IDEAL FOR THE FIRST TIME BUYER OR INVESTOR - SPACIOUS LOUNGE - FITTED KITCHEN - BRIGHT BEDROOM - THREE PIECE SHOWER ROOM - GARAGE - APPROX RENTAL YIELD OF 9% - NO CHAIN

## Property Description

### HALL

Tiled flooring, radiator and access to store cupboard.  
Plumbing and power for washing set into recess.

### LOUNGE

11' 10" x 4.28" (3.62m x 0.1m) Double glazed window to front,  
fitted carpet, radiator and wall mounted boiler.

### BEDROOM

10' 10" x 11' 9" (3.31m x 3.60m) Double glazed window to  
side, fitted carpet and radiator.

### KITCHEN

6' 8" x 11' 10" (2.04m x 3.62m) A range of wall and base  
units with complimentary work surfaces over, inset stainless  
steel sink unit with mixer tap and drainer, space for cooker  
and fridge freezer, tiled flooring, radiator and double glazed  
window to front.

### BATHROOM

A three piece suite comprising of low flush WC, pedestal  
wash hand basin and corner shower cubicle with shower  
over. Tiled flooring, radiator and double glazed opaque  
window to rear.

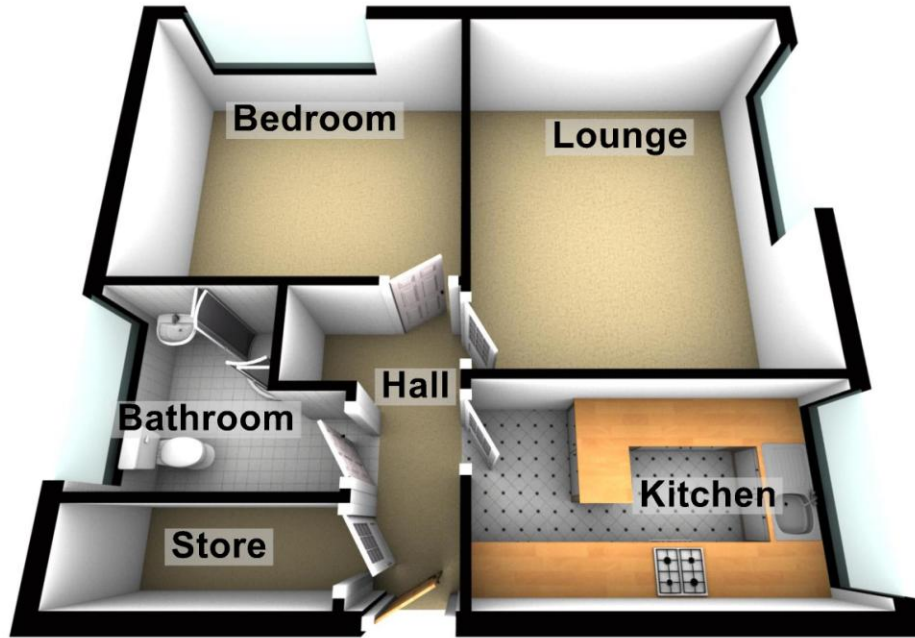
### GARAGE

Up and over door to front.





### Third Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements