



Somerset Court, Stanley Park

Blackpool, FY1 5QQ

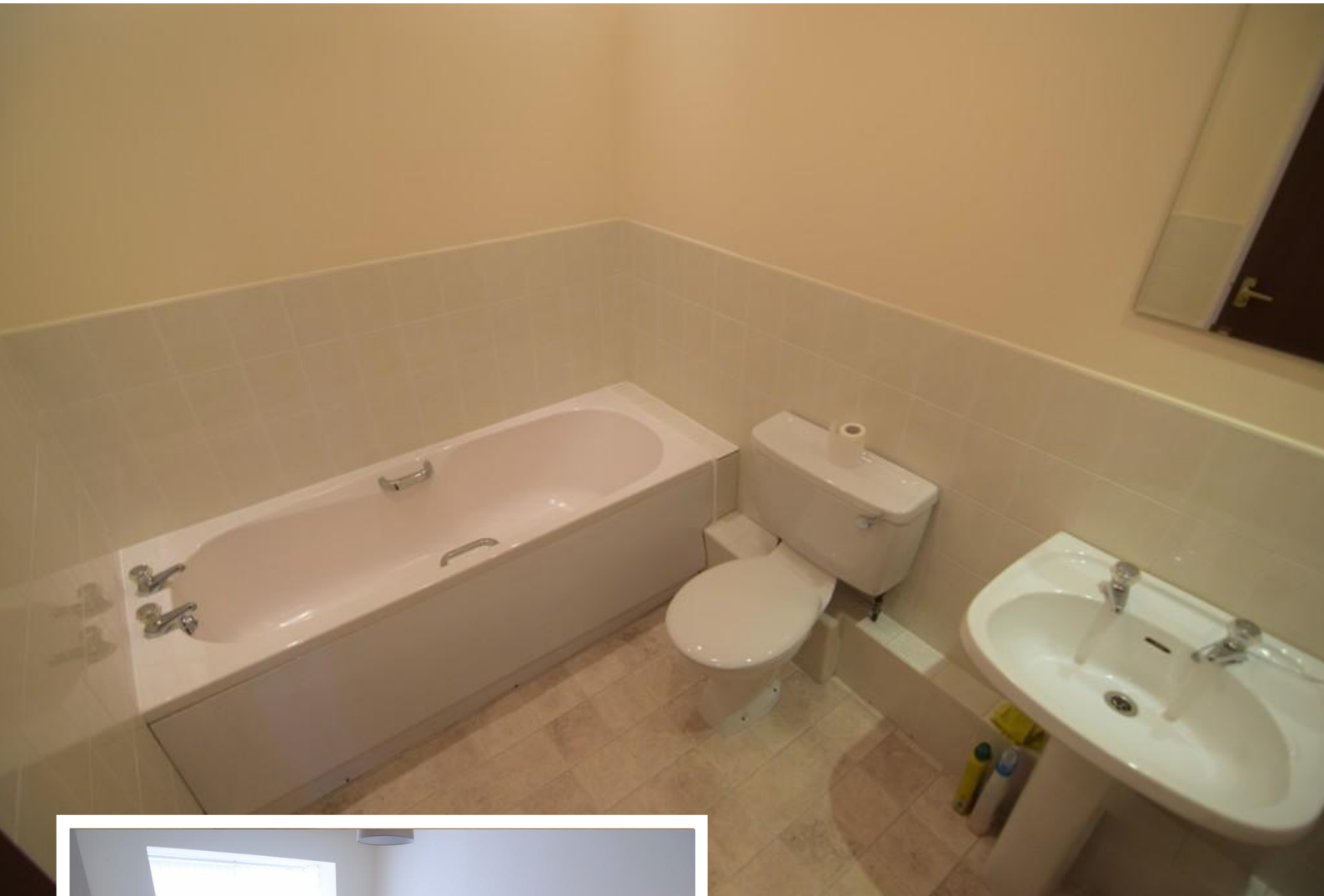
- **IMMACULATE 2 BEDROOM APARTMENT SITUATED ON 2ND FLOOR**

£625 pcm

- **BRAND NEW MODERN KITCHEN**
- **EN SUITE AND SEPARATE BATHROOM**
- **ALLOCATED PARKING SPACE**

EPC Rating '76'





Property Description

Immaculate two bedroom second floor apartment which has recently been decorated and had new flooring fitted throughout. Situated in a popular location close to shops, transport links, Stanley Park and other local amenities.

Accommodation comprising entrance hallway, lounge, modern kitchen, bathroom and two bedrooms with master en suite. The property also benefits from gas central heating, double glazing, lovely communal gardens and allocated parking.

Available now. Over 35's only. 1 months rent in advance & 5 weeks rent as deposit.



ENTRANCE HALL

Exterior door. Storage cupboard. Central heating radiator.

LOUNGE

16' 82" x 10' 37" (6.96m x 3.99m) Two double glazed windows to the front and side. Central heating radiator.

KITCHEN

11' 77" x 7' 38" (5.31m x 3.1m) A range of modern fitted wall and base units with complementary work surfaces. Tiled splash backs. Stainless steel sink unit with mixer tap. Integrated electric hob, oven and extractor over. Plumber for washing machine. Wall mounted boiler. Central heating radiator. Freestanding fridge/freezer.



BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m) Three piece suite comprising panelled bath, pedestal wash hand basin and low flush wc. Half tiled elevations.

BEDROOM 1

20' 10" x 10' 73" (6.35m x 4.9m)(at widest points) Double glazed window to the front. Central heating radiator.



EN SUITE

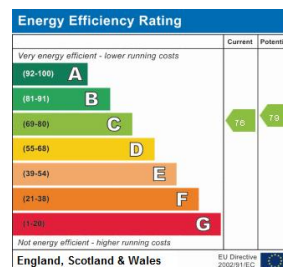
5' 54" x 5' 27" (2.9m x 2.21m) Three piece suite comprising shower cubicle, low flush wc and pedestal wash hand basin. Half tiled elevations.

BEDROOM 2

10' 97" x 9' 72" (5.51m x 4.57m) Double glazed window to the front. Central heating radiator.

EXTERIOR

Lovely well maintained communal garden areas. Allocated parking to the rear.



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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