



88 Egerton Road

Blackpool, FY1 2NN

- **RENOVATED ONE BEDROOM FLAT**
- **OFFERED FOR OVER 45'S ONLY**
- **INCLUDES WATER AND HEATING**
- **MOVE IN COSTS £840.00**

£90 pw

EPC Rating '71'





Property Description

KITCHEN

4' 99" x 7' 52" (3.73m x 3.45m) RANGE OF WALL AND BASE UNITS, ELECTRIC HOB AND ELECTRIC OVEN, STAINLESS STEEL SINK

SHOWER ROOM

2' 05" x 7' 40" (0.74m x 3.15m) SHOWER WITH ELECTRIC SHOWER, WASH HAND BASIN AND WC

LOUNGE

10' 55" x 9' 03" (4.44m x 2.82m) GAS RADIATOR, DOUBLE GLAZED WINDOW, RECENTLY DECORATED AND CARPETS

BEDROOM

7' 47" x 806' (3.33m x 245.67m) RADIATOR, DOUBLE GLAZED WINDOW, FITTED ROBE, CARPET



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) 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