



81 Park Road

Blackpool, FY1 4JF

- **STUDIO FLAT TO RENT**
- **CLOSE TO PROMENADE / LOCAL SHOPS**
- **SHOWER ROOM**
- **ADDITIONAL GAS CHARGE £59.24 PER MONTH**

£350 pcm

EPC Rating '74'





Property Description

NEW TO MARKET STUDIO APARTMENT WHICH HAS RECENTLY BEEN DECORATED. COMPRISING COMMUNAL ENTRANCE.

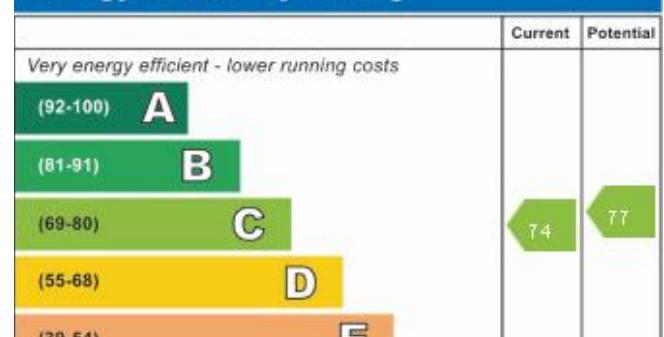
FLAT WITH LOUNGE, KITCHEN IN CORNER WITH RANGE OF BASE UNITS, ELECTRIC COOKER. SHOWER ROOM WITH WC, WASH HAND BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER.

* GAS CENTRAL HEATING – SEPARATE COST OF £59.24 *



• EPC	D
• PETS	NO
• RISK OF FLOODING	NO
• PARKING AVAILABLE	ON ROAD
• ACCESS OR MOBILITY LIMITATIONS	NO
• BROADBAND AVAILABLE	YES
• MONTHLY RENT [HOW OFTEN ITS PAID]	£346.66 PAID MONTHLY
• TENANCY LENGTH	6 MONTHS INITIALLY
• COUNCIL TAX BAND	BAND A
• DEPOSIT AMOUNT	£403.00
• HOLDING DEPOSIT AMOUNT	£80.00
• UTILITIES INCLUDED	GAS ONLY
• WHO IS RESPONSIBLE FOR PAYING BILLS	TENANT

Energy Efficiency Rating



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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