



Flat 3, Grasmere Road, Blackpool

Lancashire, FY1 5HT

- **SPACIOUS 1 BEDROOM 1ST FLOOR FLAT**
- **NEW CARPET**
- **FITTED KITCHEN**
- **MOVE IN COSTS £933.33**

£100 pw

EPC Rating '45'





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	←	←
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Description

Spacious one bedroom first floor flat, situated in a popular location close to the town centre, transport links and other local amenities.

Accommodation comprising entrance hall, lounge, kitchen, bedroom and shower room. The property benefits from electric heating, double glazing and new carpets.

1 months rent in advance and 5 weeks rent as deposit.

LOUNGE

14' 9" x 9' 9" (4.5m x 2.97m)

KITCHEN

11' 1" x 5' 3" (3.38m x 1.6m)

BEDROOM

13' 1" x 10' 2" (3.99m x 3.1m)

SHOWER ROOM

5' 7" x 2' 0" (1.7m x 0.61m)

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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