



## 18 Derby Road

Blackpool, FY1 2JF

- **FURNISHED STUDIO APARTMENT**
- **INC WATER RATES / INTERNET / TIMED GAS HEATING**
- **ON STREET PARKING**
- **MOVE IN COSTS £1163.07**

**£540 pcm**

EPC Rating '73'



Flat 4, 18 Derby Road, Blackpool, FY1 2JF



## Property Description

LOUNGE/DINER

13' 04" x 13' 62" (4.06m x 5.54m)

SHOWER ROOM

2' 64" x 7' 83" (2.24m x 4.24m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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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 are 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