



## Flat 2, St. Heliers Road, South Shore

Blackpool, FY1 6JF


- **SPACIOUS 1 BEDROOM 1ST FLOOR FLAT**
- **LOUNGE OPEN TO KITCHEN**
- **MOVE IN COSTS £1,130.76**
- **ELECTRIC HEATING**

**£500 pcm**

EPC Rating '48'





| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92-100) <b>A</b>                                  |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  |   | 73        |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  | 45  |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC  |           |

## Property Description

Spacious one bedroom first floor flat, situated in a convenient location close to shops, transport links and other local amenities.

Accommodation comprising lounge open to kitchen, bedroom and en suite shower room. The property also benefits from electric heating and double glazing.

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

21 Counce Street  
Blackpool  
Lancashire  
FY1 3LA

[www.moveholmes.co.uk](http://www.moveholmes.co.uk)  
01253 928200  
[enquiries@moveholmes.co.uk](mailto:enquiries@moveholmes.co.uk)

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