



## Flat 3, St. Heliers Road, South Shore

Blackpool, FY1 6JD

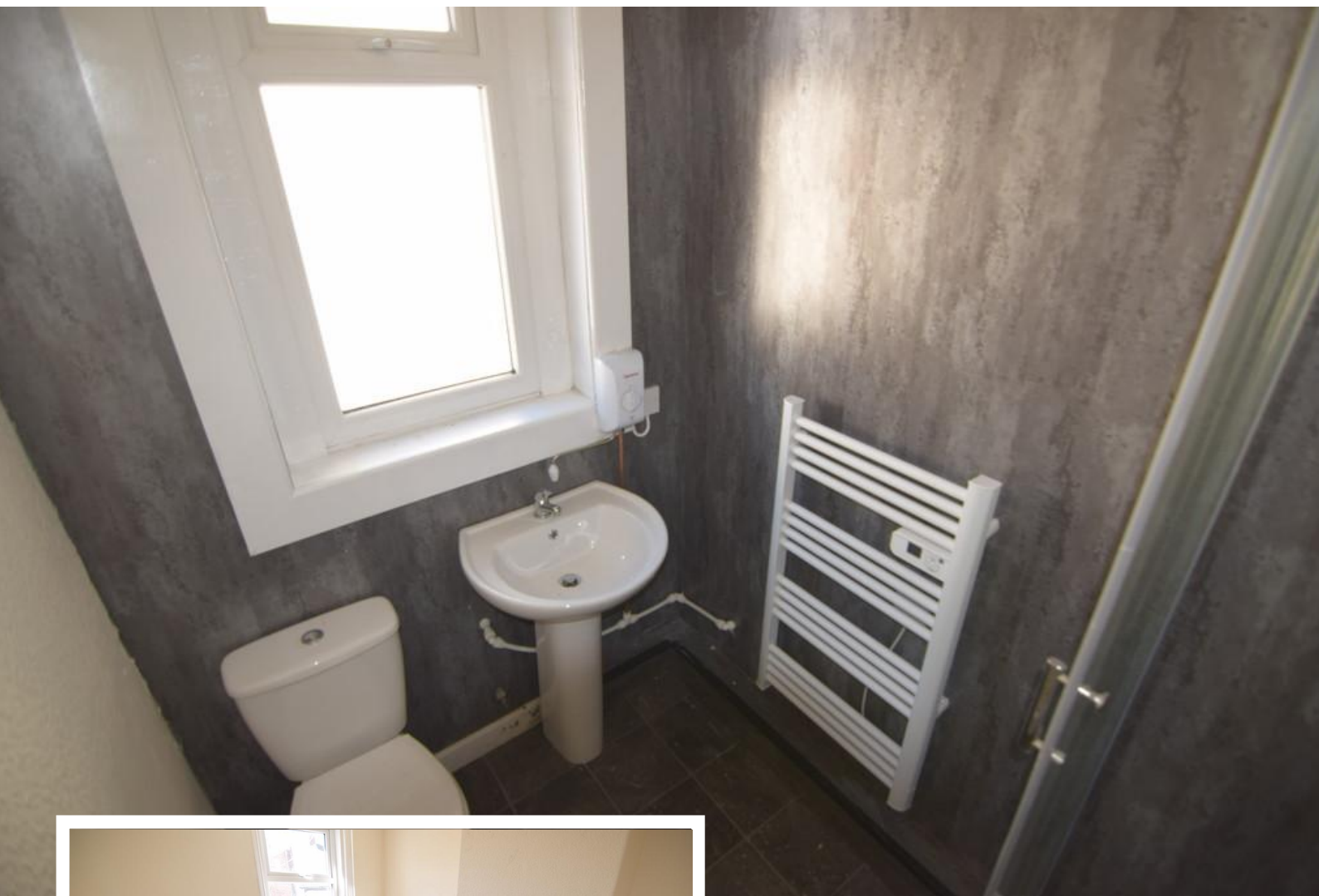
- **LARGE 2 BEDROOM 1ST FLOOR FLAT**
- **MODERN FITTED KITCHEN**
- **MOVE IN COSTS £1,292.30**
- **ELECTRIC HEATING**

**£600 pcm**

EPC Rating '51'



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## Property Description

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

**Accommodation comprising entrance hallway, lounge, modern kitchen, two bedrooms and shower room. The property also benefits from electric heating and double glazing.**

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

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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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