

**FOR SALE**



**Hamilton Court , Blackpool**

**1 Bedroom, 1 Bathroom, Flat**

**Offers In Region Of £80,000**





A Superb Modern one-bedroom apartment in the ever-popular Blackpool.

This property is in walk-in condition with carpets throughout, a fully fitted kitchen and electric heating system throughout.

- First Floor One Bedroom Apartment
- Stunning Open Plan Kitchen/Lounge
- Family Bathroom
- Permit Allocated Parking
- Large Double Bedroom
- Fully Double Glazed
- In Close Proximity to All Local Amenities

The Living Room is open plan to the Kitchen and could easily accommodate a dining table as well as the standard living room furniture you will require.

The Fully fitted kitchen sits off the main living room with a modern twist and plenty of storage and worktop area. The property also comes with selected White Goods.

The large double bedroom has plenty of space for a wardrobe/ closet and is a lovely spacious room which can offer you a peaceful restful evening.

Blackpool is one of the most popular areas with a huge amount of local amenities literally on your doorstep, the train station is a short walk away and there are bus & tram routes nearby, giving great access to anywhere on the Fylde coast your heart desires. With allocated permit parking, if you require a location which is car-friendly as well as with great public transport on your doorstep then this is the property for you.

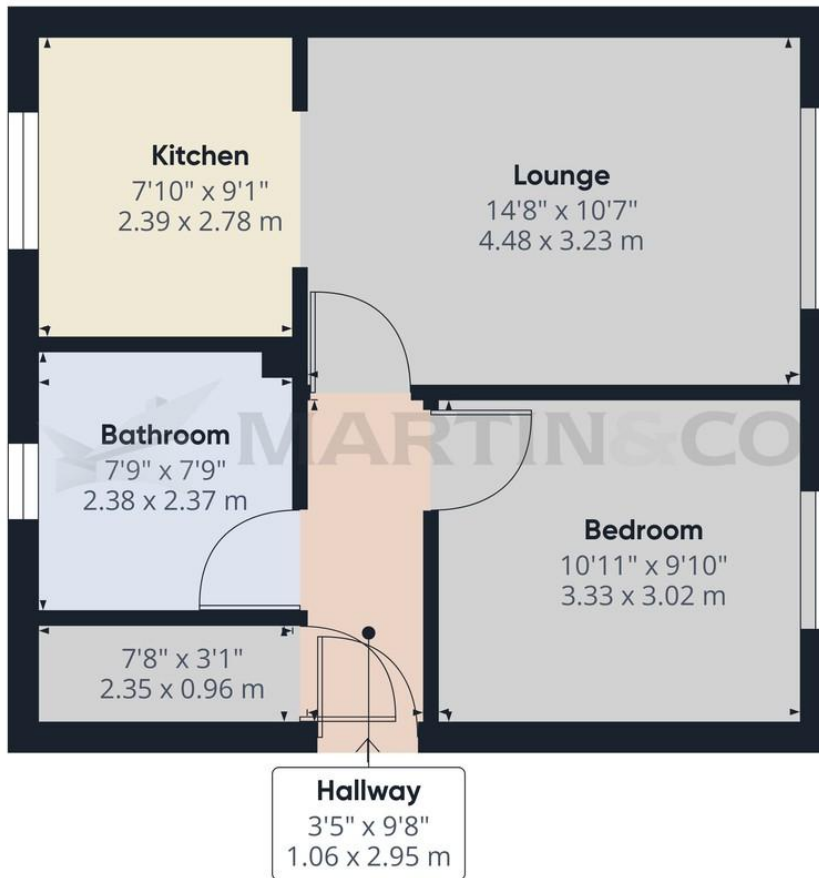
This Apartment could work for many buyers: If you are a Landlord looking to add to your portfolio this may be a good investment for you with a potential of £600 PCM.

Get in touch now to arrange your viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Approximate total area<sup>1)</sup>  
463.45 ft<sup>2</sup>  
43.06 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.