



Flat 2, Hornby Road, Blackpool

Lancashire, FY1 4JA

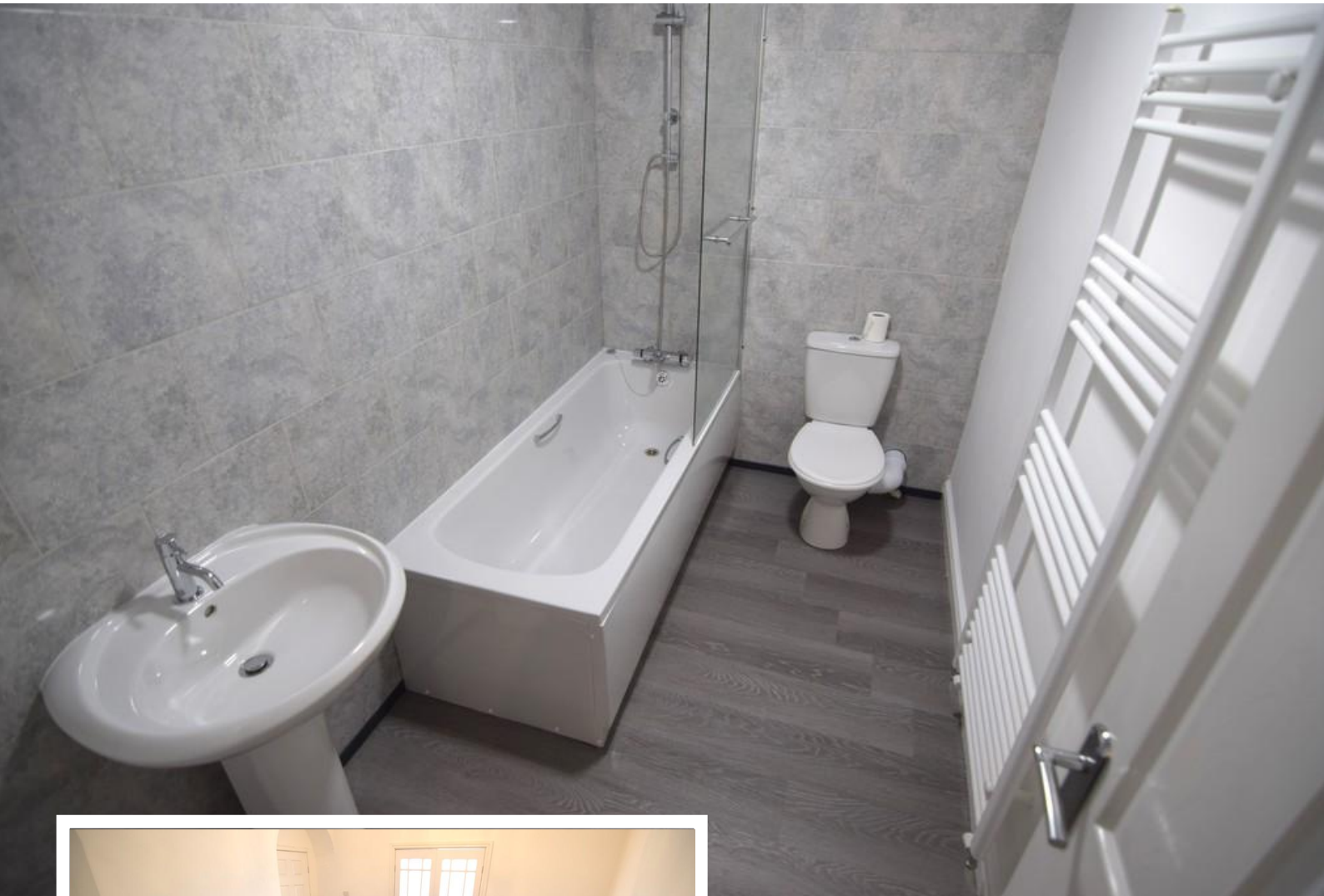
- **LARGE 1 BEDROOM GROUND FLOOR FLAT**
- **MODERN KITCHEN & BATHROOM**
- **CONSERVATORY**
- **MOVE IN COSTS £1,346.15**

£625 pcm

EPC Rating '69'



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Property Description

Recently updated large one bedroom ground floor flat, situated in a convenient location close to shops, transport links and other local amenities.

Accommodation comprising entrance hallway, modern bathroom, bedroom, lounge conservatory and modern fitted kitchen. Externally with a large rear garden and off road parking available. The property also benefits from gas central heating and double glazing.

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



LOUNGE
13' 2" x 12' 3" (4.01m x 3.73m)

CONSERVATORY
8' 9" x 8' 7" (2.67m x 2.62m)

KITCHEN
12' 8" x 5' 4" (3.86m x 1.63m)

BEDROOM
14' 5" x 11' 5" (4.39m x 3.48m)

BATHROOM
9' 0" x 5' 2" (2.74m x 1.57m)



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

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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