



## Flat 3, Devonshire Road, Blackpool

Lancashire, FY3 8AB

- **SPACIOUS 1 BED 1ST FLOOR FLAT**
- **GAS CENTRAL HEATING**
- **MOVE IN COSTS £646.16\***
- **3 PIECE BATHROOM**

**£525 pcm**

EPC Rating '76'





## Property Description

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

Accommodation comprising lounge, kitchen, bedroom and bathroom. Off road parking available to the front. the property also benefits from gas central heating and double glazing.

\*1 months rent in advance and 5 weeks rent as deposit or Reposit scheme available.

### LOUNGE

14' 4" x 14' 3" (4.37m x 4.34m)

### KITCHEN


8' 3" x 5' 5" (2.51m x 1.65m)

### BEDROOM

15' 4" x 6' 6" (4.67m x 1.98m)

### BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)

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>	78	76
(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>	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