



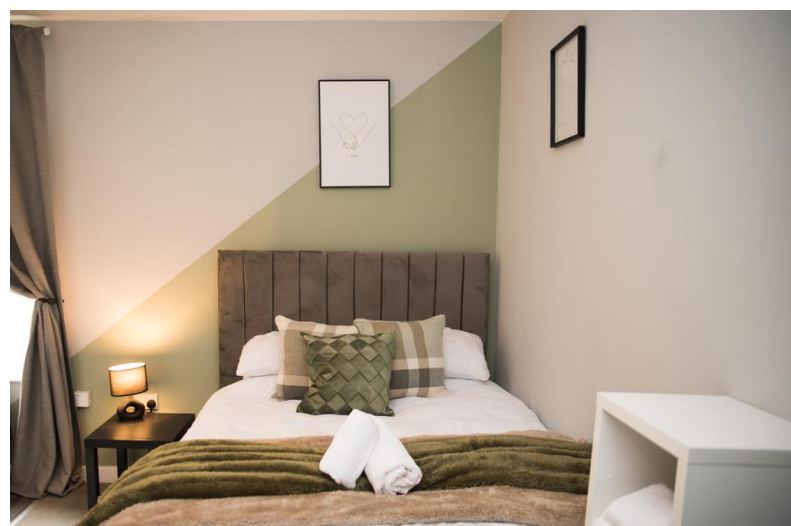
## Flat 5, Vance Road, Blackpool

Blackpool, FY1 4QD

- **BEAUTIFULLY PRESENTED FURNISHED STUDIO FLAT**
- **CLOSE TO TOWN CENTRE**
- **SOME UTILITY BILLS INCLUDED**
- **MOVE IN COSTS £828.30\*\***

**£673 pcm**

EPC Rating '47'



Flat 3, Vance Road, Blackpool, FY1 4QD



## Property Description


**Beautifully presented fully furnished studio flat, situated in a convenient location close to the town centre, shops, transport links and other local amenities.**

**Accommodation comprising lounge/bedroom open to kitchen and en suite shower room.**

**Council tax, water, gas and WIFI included. Electric payable.**

**1 months rent in advance and 5 weeks rent as deposit totalling £1,449.53 or £828.30 with Reposit Scheme.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>	47	50
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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 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