



## Victoria Mansions, Newton Drive

Blackpool, FY3 8QG

- **Fantastic one bedroom apartment**
- **First floor position**
- **Views over playing fields**
- **Balcony**

**£125,000**

EPC Rating 'TBC'





Victoria Mansions, 187-191 Newton Drive, Blackpool, FY3 8QG



## Property Description

**Fantastic one bedroom first floor purpose built apartment located in a prime location close to Blackpool Victoria Hospital and Stanley Park.**

**The accommodation briefly comprises well maintained large communal hallway accessed via a security entry phone system, private entrance hallway, lounge with French doors onto balcony, good size kitchen, bedroom with fitted furniture and a three piece bathroom suite. The property boasts a garage with an electric up and over door, electric heating, double glazing and views to the front over playing fields. Internal viewing recommended. No chain involved.**

**Tenure: Leasehold. Council tax band A. EPC rating: B**



#### COMMUNAL HALLWAY

Double glazed entrance doors to the front and rear of the building. Intercom entry system, Tiled flooring.

#### ENTRANCE HALL

Security entry phone system. Electric heater. Walk-in storage cupboard housing water tank.

#### LOUNGE

17' 2" x 11' 2" (5.23m x 3.4m) Double glazed window. Double glazed French doors leading out onto the balcony. Two electric heaters.



#### KITCHEN

13' 2" x 9' 7" (4.01m x 2.92m) Range of fitted wall and base units with complimentary work surfaces. One and a half bowl stainless steel sink unit. Four ring electric hon. Electric oven. Microwave. Built in fridge/freezer. Plumbed for an automatic washing machine. Spotlights. Electric heater. Double glazed window.

#### BEDROOM

14' 2" x 10' 5" (4.32m x 3.18m) Double glazed window. Built in robes, bedside units and drawers. Electric heater.



#### BATHROOM

8' 4" x 6' 1" (2.54m x 1.85m) Panelled bath with shower over, vanity wash hand basin and low flush wc. Extractor fan. Chrome heated towel rail. Complimentary fully tiled walls. Spotlights to ceiling.

#### EXTERNAL

Well maintained communal garden areas to the front and rear. Private car park to the rear. Garage with electric up and over door.







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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)

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