



## 145 Reads Avenue

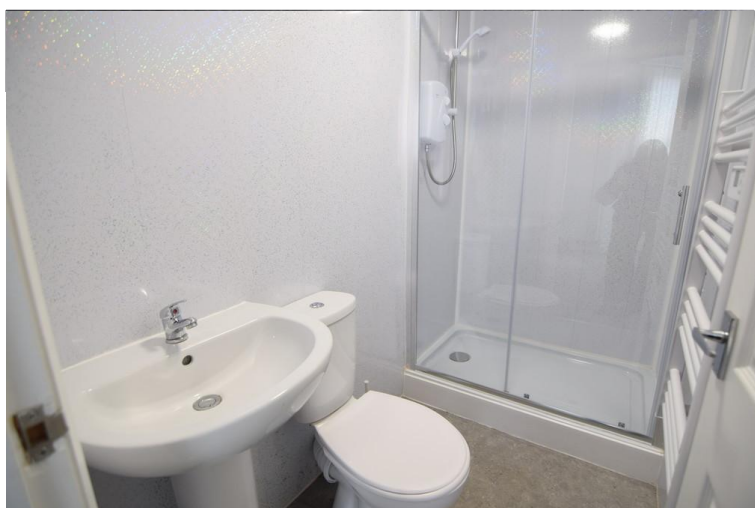
Blackpool, FY1 4JH

- **LARGE GROUND FLOOR STUDIO**
- **LOUNGE WITH LARGE BAY WINDOW**
- **MODERN FITTED KITCHEN / SHOWER-ROOM**
- **MOVE IN COSTS £969.00**

**£450 pcm**

EPC Rating '69'





## Property Description

NEW TO MARKET A GROUND FLOOR STUDIO APARTMENT

SITUATED IN READS AVENUE WITHIN WALKING DISTANCE OF BLACKPOOL TOWN CENTRE, AND TRANSPORT LINKS. COMPRISING - COMMUNAL ENTRANCE HALL, LOUNGE / BEDROOM -

FIREPLACE, ELECTRIC STORAGE HEATER, LARGE BAY WINDOW WITH BLINDS.

KITCHEN WITH RANGE OF WALL AND BASE UNITS, SPACE FOR FRIDGE, REAR DOOR - ACCESS TO REAR PARKING AREA.

UTILITY ROOM WITH COMMUNAL WASHING MACHINE AND COMMUNAL TUMBLE DRYER.

LOUNGE / BEDROOM

14' 49" x 19' 93" (5.51m x 8.15m) LOUNGE /

BEDROOM - LARGE BRIGHT ROOM WITH ELECTRIC HEATING, LARGE BAY WINDOW WITH BLINDS



#### KITCHEN

12' 20" x 6' 57" (4.17m x 3.28m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, ELECTRIC HOB AND ELECTRIC OVEN - NO PLUMBING FOR WASHER [COMMUNAL WASHING MACHINE / TUMBLE DRYER AVAILABLE]

#### SHOWER ROOM

7' 51" x 3' 91" (3.43m x 3.23m) MODERN FITTED SHOWER ROOM, WITH SHOWER CUBICLE, ELECTRIC SHOWER, WC AND WASH HAND BASIN. CLADDED WALLS, AND ELECTRIC TOWEL HEATER



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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