



17 Charnley Road

Blackpool, FY1 4PE

- **RECENTLY REFURBISHED 1 BED FLAT**
- **4 PIECE BATHROOM**
- **MOVE IN COSTS £965.00**
- **CLOSE TO TOWN CENTRE**

£450 pcm

EPC Rating '64'





Property Description

NEW TO MARKET A 1 BEDROOM FLAT, RECENTLY REFURBISHED COMPRISING OF COMMUNAL ENTRANCE. FLAT PLACED ON THE 1ST FLOOR. COMPRISING LOUNGE WITH UPVC WINDOW, GAS CENTRAL HEATING, KITCHEN WITH RANGE OF WALL AND BASE UNITS, PLUMBED FOR WASHING MACHINE

KITCHEN

6' 40" x 8' 44" (2.84m x 3.56m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, FREESTANDING ELECTRIC COOKER, PLUMBED FOR WASHING MACHINE

LOUNGE

15' 51" x 10' 86" (5.87m x 5.23m) LOUNGE WITH FEATURE BAY WINDOW, GAS RADIATOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

BEDROOM

4' 99" x 4' 44" (3.73m x 2.34m) BEDROOM WITH UPVC WINDOW, GAS RADIATOR

SHOWER ROOM

11' 74" x 11' 28" (5.23m x 4.06m) SHOWER ROOM WITH BATH, WITH ELECTRIC SHOWER OVER, WC AND WASH HAND BASIN