



## 17 Charnley Road

Blackpool, FY1 4PE

- **RECENTLY REFURBISHED 1 BED FLAT**
- **4 PIECE BATHROOM**
- **MOVE IN COSTS £915.00**
- **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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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

- EPC
- PETS
- RISK OF FLOODING
- PARKING AVAILABLE
- ACCESS OR MOBILITY LIMITATIONS
- BROADBAND AVAILABLE
- MONTHLY RENT [HOW OFTEN ITS PAID]
- TENANCY LENGTH
- COUNCIL TAX BAND
- DEPOSIT AMOUNT
- HOLDING DEPOSIT AMOUNT
- UTILITIES INCLUDED
- WHO IS RESPONSIBLE FOR PAYING BILLS

D  
NO  
NO  
ON ROAD PARKING  
NO  
YES  
£450.00 MONTHLY  
6 MONTHS INITIALLY  
BAND A  
£515.00  
£103.84  
NO  
TENANT