



Victoria Mansions, Newton Drive

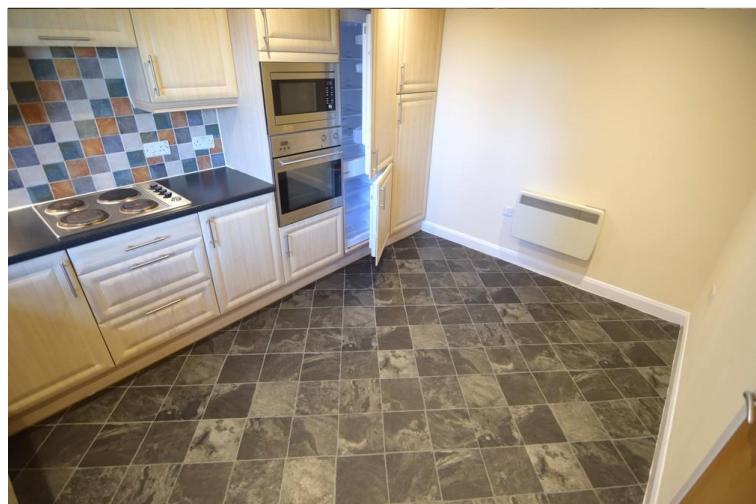
Blackpool, FY3 8QG

- FANTASTIC 1 BED 1ST FLOOR APARTMENT**
- BALCONY, PARKING AND GARAGE**
- FITTED KITCHEN WITH BUILT IN APPLIANCES**
- MOVE IN COSTS £1615.00**

£750 pcm

EPC Rating '85'





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 with built in appliances, 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

Move in costs £1615.





COMMUNAL HALLWAY

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

APARTMENT ENTRANCE

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 hob. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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