



81 Alexandra Road

Blackpool, FY1 6HW

- **LARGE 2 BEDROOM GROUND FLOOR FLAT**
- **RECENTLY REFURBISHED THROUGHOUT**
- **REPOSIT / PROFESSIONAL GUARANTOR AVAILABLE**
- **MOVE IN COSTS £1238.00**

£575 pcm

EPC Rating '57'



Flat 1, 81 Alexandra Road, Blackpool, FY1 6HW



Property Description

NEW TO MARKET A NEW FULLY REFUBISHED
GROUNDS FLOOR 2 BEDROOM FLAT
PROPERTY COMPRISES OF COMMUNAL ENTRANCE
HALLWAY
LEADING INTO LOUNGE, WITH FEATURE BAY UPVC
WINDOW, 2 BEDROOMS WITH LARGE KITCHEN
WITH NEW WALL AND BASE UNITS, ELECTRIC OVEN
AND HOB, EXTRACTOR FAN,
SHOWER ROOM WITH SEPARATE WC, WASH HAND
BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER.
GAS CENTRAL HEATING, DOUBLE GLAZED, WITH
ACCESS TO REAR YARD AREA

**** REPOSIT OPTION AVAILABLE ****

**** PROFESSIONAL GUARANTOR AVAILABLE ****

LOUNGE

15' 26" x 17' 19" (5.23m x 5.66m) LIGHT BRIGHT
LOUNGE WITH BAY WINDOW, RADIATOR



BEDROOM

11' 61" x 8' 55" (4.9m x 3.84m) BEDROOM WITH RADIATOR, STORAGE



BEDROOM

11' 61" x 8' 55" (4.9m x 3.84m) BEDROOM WITH VELUX WINDOW, RADIATOR



SHOWER ROOM

8' 14" x 8' 59" (2.79m x 3.94m) SHOWER ROOM WITH CLAD WALLS, SHOWER CUBICLE WITH ELECTRIC SHOWER, WASH HAND BASIN



TOILET

SEPARATE TOILET



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		

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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 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