



Flat 9, 28 - 30 Warbreck Hill Road

Blackpool, FY2 9SP

- **SECOND FLOOR STUDIO FLAT**
- **RECENTLY UPDATED**
- **MOVE IN COSTS £775**
- **NEW FLOORING**

£360 pcm

EPC Rating '52'



Flat 9, 28 - 30 Warbreck Hill Road, Blackpool, FY2 9SP



Property Description

Recently updated second floor studio flat, situated in a popular location close to the promenade, transport links and other local amenities.

Accommodation comprising lounge/bedroom open to kitchen & separate shower room. The property also benefits from electric heating and double glazing.

1 months rent in advance and 5 weeks rent as deposit.

LOUNGE/BEDROOM/KITCHEN
14' 1" x 11' 6" (4.29m x 3.51m)

SHOWER ROOM
10' 1" x 5' 5" (3.07m x 1.65m)(at widest)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

21 Counce Street
Blackpool
Lancashire
FY1 3LA

www.moveholmes.co.uk
01253 928200
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