



## Flat 2, 89 Warbreck Drive, North Shore

Blackpool, FY2 9RZ

- **GROUND FLOOR 2 BEDROOM MAISONETTE**
- **DECEPTIVELY SPACIOUS**
- **MOVE IN COSTS £1281.53**
- **CLOSE TO THE PROMENADE**

**£595 pcm**

EPC Rating 'E'





## Property Description

### BEDROOM

9' 35" x 11' 88" (3.63m x 5.59m) BEDROOM WITH UPVC WINDOW, ELECTRIC HEATER

### SHOWER ROOM

4' 92" x 5' 68" (3.56m x 3.25m) SHOWER ROOM WITH CORNER SHOWER CUBICLE, ELECTRIC SHOWER, WC AND WASH HAND BASIN

### BEDROOM

8' 30" x 7' 40" (3.2m x 3.15m) BEDROOM WITH DOUBLE GLAZED WINDOW, AND ELECTRIC HEATER

### LOUNGE


11' 67" x 11' 93" (5.05m x 5.72m) LOUNGE WITH DOUBLE GLAZED WINDOW, ELECTRIC HEATER

### KITCHEN

11' 97" x 6' 47" (5.82m x 3.02m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, ELECTRIC OVEN AND HOB, PLUMBED FOR WASHING MACHINE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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