



175b Church Street, Blackpool

Lancashire, FY1 3NX

- **NEWLY BUILT 2 BED GROUND FLOOR FLAT**
- **PRIVATE ENTRANCE & PARKING**
- **MOVE IN COSTS £1507.00**
- **MODERN THROUGHOUT**

£700 pcm

EPC Rating '71'



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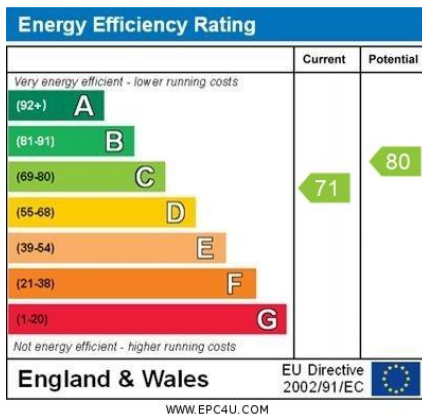


Property Description

Newly built two bedroom ground floor apartment offering its own private rear entrance and secure parking. Situated in a convenient location close to the town centre, shops and other local amenities.

Accommodation comprising lounge open plan to brand new modern kitchen, two bedrooms and modern shower room. Externally with an enclosed paved area offering secure parking. The property also benefits from electric heating and double glazing.

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



- EPC - C
- PETS - NO
- RISK OF FLOODING - NO
- PARKING AVAILABLE - YES
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £700.00 MONTHLY
- TENANCY LENGTH - 12 MONTHS INITIALLY
- COUNCIL TAX BAND - TBC
- DEPOSIT AMOUNT - £807.00
- HOLDING DEPOSIT AMOUNT - £161.53
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT

LOUNGE/KITCHEN

12' 2" x 12' 1" (3.71m x 3.68m)

BEDROOM

12' 1" x 8' 4" (3.68m x 2.54m)

BEDROOM

11' 9" x 7' 7" (3.58m x 2.31m)

SHOWER ROOM

7' 6" x 3' 8" (2.29m x 1.12m)

21 Counce Street
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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