



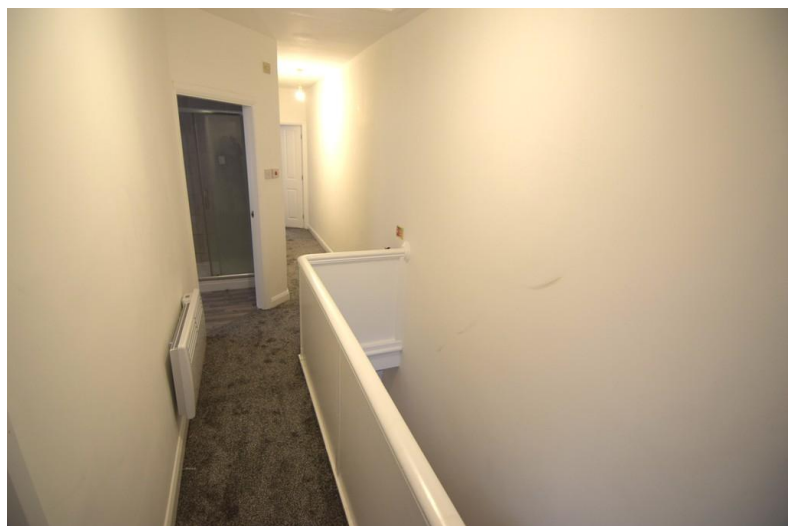
## Flat 1, 76 Holmfield Road, Bispham

Blackpool, FY2 9RS

- **LARGE 3 BEDROOM 1ST FLOOR FLAT**
- **RECENTLY UPDATED THROUGHOUT**
- **MODERN KITCHEN & BATHROOM**
- **MOVE IN COSTS £1615**

**£750 pcm**

EPC Rating '53'



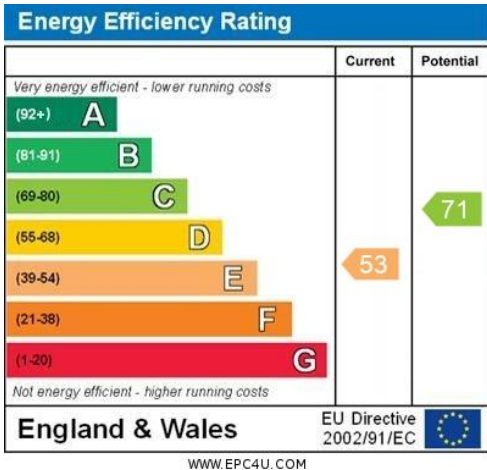
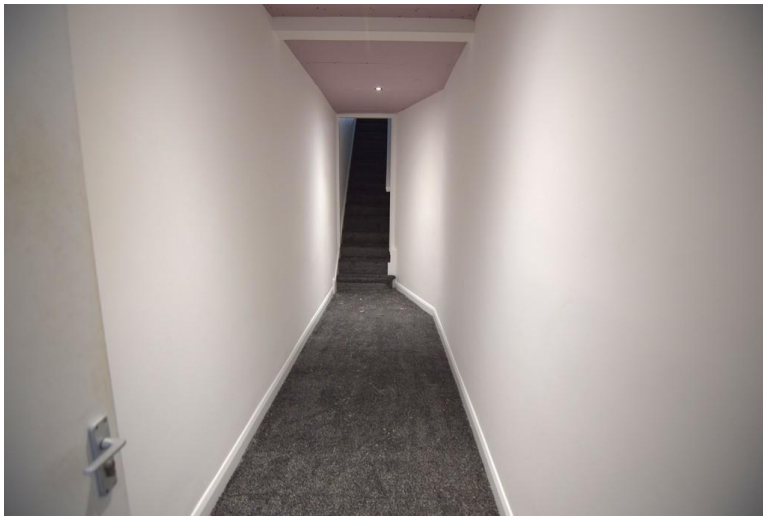


## Property Description

**Large three bedroom first floor flat, which has been recently decorated and had new flooring fitted throughout. Situated close to the promenade, transport links, shops and other local amenities.**

**Accommodation comprising large entrance hallway, stairs and landing area, lounge open to modern kitchen, three bedrooms and shower room. The property also benefits from electric heating and double glazing.**

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



- EPC - E
- PETS - NO
- RISK OF FLOODING - NO
- PARKING AVAILABLE - NO PARKING
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £750.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND A
- DEPOSIT AMOUNT - £865.00
- HOLDING DEPOSIT AMOUNT - £173.03
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT

#### LOUNGE/KITCHEN

17' 0" x 14' 5" (5.18m x 4.39m)

#### BEDROOM 1

12' 3" x 11' 1" (3.73m x 3.38m)

#### SHOWER ROOM

7' 7" x 6' 6" (2.31m x 1.98m)

#### BEDROOM 2

7' 9" x 6' 8" (2.36m x 2.03m)

#### BEDROOM 3

11' 0" x 8' 5" (3.35m x 2.57m)

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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