



GFF 224 Whitegate Drive, Stanley Park

Blackpool, FY3 9JL

- **LARGE 1 BEDROOM GROUND FLOOR FLAT**
- **MOVE IN COSTS £1346.00**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**

£625 pcm

EPC Rating '64'





Property Description

Large one bedroom ground floor flat, situated in a popular location close to shops, transport links, Stanley Park and other local amenities.

Accommodation comprising lounge, inner hallway leading to bedroom, bathroom and kitchen. Externally with an enclosed yard to the rear. The property also benefits from gas central heating and double glazing.

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

- EPC - D
- PETS - NO
- RISK OF FLOODING - NO
- PARKING AVAILABLE - NO PARKING
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE – NO

- MONTHLY RENT [HOW OFTEN ITS PAID] - £625.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND A
- DEPOSIT AMOUNT - £721.00
- HOLDING DEPOSIT AMOUNT - £144.23
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS – TENANT

LOUNGE

14' 2" x 11' 8" (4.32m x 3.56m)

BEDROOM

14' 6" x 9' 3" (4.42m x 2.82m)

BATHROOM

6' 1" x 6' 0" (1.85m x 1.83m)

KITCHEN

10' 3" x 9' 2" (3.12m x 2.79m)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(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