



Flat 3, 24 Livingstone Road, Blackpool

Lancashire, FY1 4BZ

- **SPACIOUS 1ST FLOOR STUDIO FLAT**
- **MODERN KITCHEN & SHOWER ROOM**
- **ELECTRIC HEATING**
- **MOVE IN COSTS £861**

£400 pcm

EPC Rating '67'





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	69
(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

Property Description

Spacious first floor studio flat situated in a convenient location close to the town centre, shops, transport links and other local amenities.

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

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

- EPC - D
- PETS - NO
- RISK OF FLOODING - NO
- PARKING AVAILABLE - PERMIT PARKING
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £400.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND A
- DEPOSIT AMOUNT - £461.00
- HOLDING DEPOSIT AMOUNT - £92.30
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT

LOUNGE/BEDROOM

14' 0" x 11' 0" (4.27m x 3.35m)

KITCHEN

8' 0" x 5' 9" (2.44m x 1.75m)

SHOWER ROOM

7' 0" x 4' 5" (2.13m x 1.35m)

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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