



Flat 1, 86 Warley Road, North Shore

Blackpool, FY1 2LN

- **SPACIOUS 2 BEDROOM GROUND FLOOR FLAT**
- **RECENTLY DECORATED**
- **MOVE IN COSTS £1507.00**
- **GAS CENTRAL HEATING**

£700 pcm

EPC Rating '56'



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Property Description

Spacious and recently updated two bedroom ground floor flat, situated in a convenient location close to the promenade, shops, transport links and other local amenities.

Accommodation comprising lounge, inner hallway, two bedrooms, shower room and kitchen. Externally the property has a small yard to the rear & brick built shed for storage. Benefitting from gas central heating and double glazing.

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

- EPC - D
- PETS - CONSIDERED
- RISK OF FLOODING - NO
- PARKING AVAILABLE - NO PARKING
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £700.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND A
- DEPOSIT AMOUNT - £807.00
- HOLDING DEPOSIT AMOUNT - £161.53
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT

LOUNGE

14' 7" x 12' 0" (4.44m x 3.66m)

BEDROOM 1

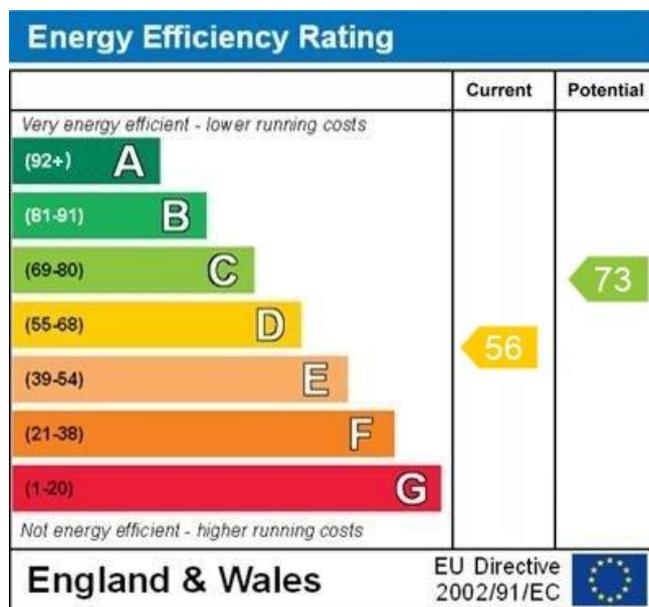
14' 7" x 7' 7" (4.44m x 2.31m)

KITCHEN

9' 9" x 6' 4" (2.97m x 1.93m)

BEDROOM 2

12' 9" x 12' 0" (3.89m x 3.66m)



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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