



45 Keswick Road

Blackpool, FY1 5PB

- **GROUND FLOOR STUDIO APARTMENT**
- **LARGE LIVING SPACE**
- **MODERN SHOWER ROOM**
- **MOVE IN COSTS £861.53**

£400 pcm

EPC Rating '70'





Property Description

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

Accommodation comprising lounge/bedroom, fitted kitchen and modern shower room. The property benefits from double glazing and electric heating. The property has had new flooring fitted & recently been decorated. Over 35's only.

KITCHEN

11' 34" x 6' 50" (4.22m x 3.1m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, SPLIT ELECTRIC OVEN AND HOB.

LOUNGE / BEDROOM

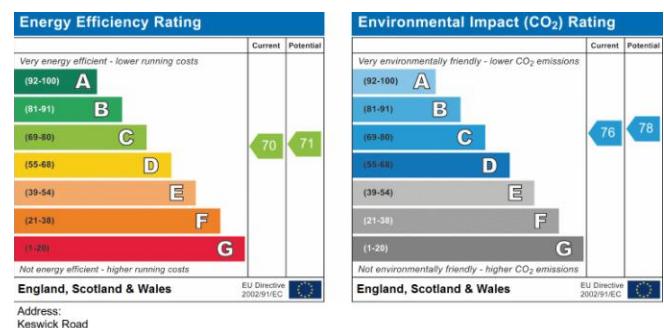
12' 34" x 16' 56" (4.52m x 6.3m) LOUNGE / BEDROOM - NEWLY DECORATED

SHOWER ROOM

11' 09" x 3' 64" (3.58m x 2.54m) SHOWER ROOM WITH WC, WASH HAND BASIN, SHOWER WITH ELECTRIC SHOWER



• EPC	C
• PETS	NO
• RISK OF FLOODING	NO
• PARKING AVAILABLE	ON ROAD PARKING
• ACCESS OR MOBILITY LIMITATIONS	NO
• BROADBAND AVAILABLE	YES
• MONTHLY RENT [HOW OFTEN ITS PAID]	£400.00 MONTHLY
• TENANCY LENGTH	6 MONTHS INITIALLY
• COUNCIL TAX BAND	BAND A
• DEPOSIT AMOUNT	£461.53
• HOLDING DEPOSIT AMOUNT	£92.30
• UTILITIES INCLUDED	NO
• WHO IS RESPONSIBLE FOR PAYING BILLS	TENANT



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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 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