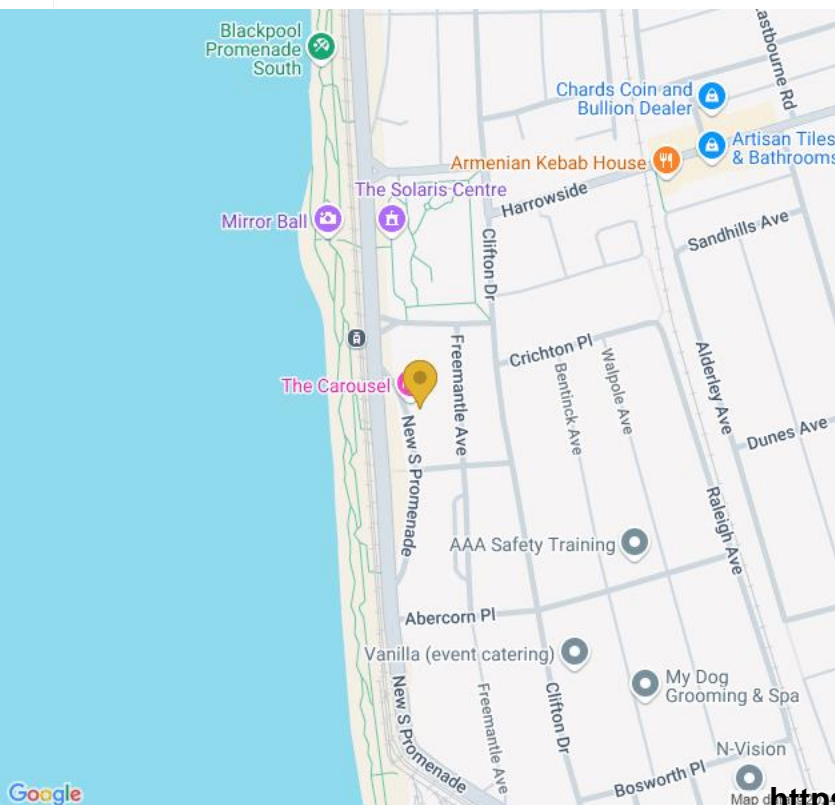
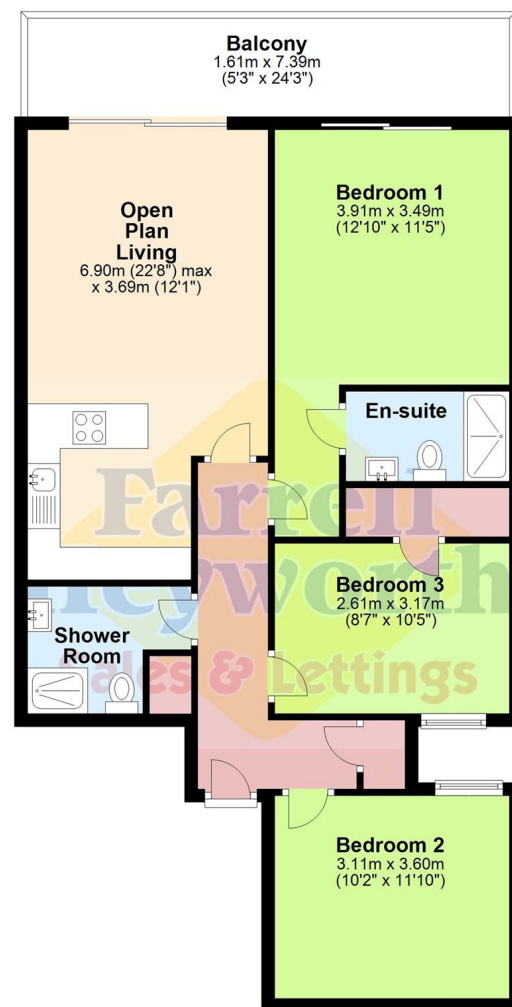


**£284,500**

New South Promenade,  
Blackpool FY4



**Blackpool South  
Landmark House  
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 341000**

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- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Three Bedroom Fourth Floor Apartment With Sea Views**
- **Modern Kitchen, Open Plan Lounge, Kitchen & Dining Area**
- **Three Good Size Bedrooms, En Suite To Master, Shower Room**
- **Balcony With Stunning Coastal Views, Great Location!**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Fantastic opportunity to purchase this three bedroom, fourth floor apartment with stunning sea views. The property is immaculately presented and is situated in a popular residential location on New South Promenade in Blackpool.

On internal inspection the property briefly comprises; entrance hallway, inner hallway, a spacious open plan lounge and kitchen area with a balcony offering wonderful sea views up the coast towards Blackpool Tower.

There are three bedrooms, with en suite to the master, and a shower room. The Master bedroom also has balcony access for spectacular viewing.

Externally the property has a communal roof top terrace and a gym.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold  
Leasehold information: Terms: 250 years from 29th September 2021  
Current Ground Rent: £215 per annum  
Current Maintenance/Service Charges: £1413 per annum/ £118 per calendar month  
Council Tax: Band C

