



21 Warbreck Court, Warbreck Hill Road, Blackpool, FY2 9SR

£89,950

A well-presented purpose built apartment, which being on the second floor, commands improved views of the IRISH SEA.

With TWO double bedrooms, a lounge with DINING area, FITTED kitchen, small BALCONY and externally, included is one of the 'in-demand' GARAGES.

No onward chain.

*** The property is being made available 'AS IS' (subject to negotiation), to include numerous items of which etc ***

- SEA VIEWS
- TWO bedrooms
- Lounge / DINING area
- Balcony
- Fitted kitchen
- INVALUABLE GARAGE
- Within 0.2 miles of the PROMENADE
- No chain



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Ground Floor:

Communal Entrance: Communal entrance and hallway, Staircase to all floors, Access to rear.

Second Floor:

Private Entrance:

Lounge / Dining Area: 17'5" x 11'10" (5.30 m x 3.60 m) Lovely inset marble fireplace and a marble surround with living flame coal effect gas fire, Coved ceiling, Breakfast bar, Double radiator, Double glazed patio doors to:-

Balcony: Timber decking and metal hand rail.

Kitchen: 9'6" x 7'10" (2.90 m x 2.40 m) Fitted range of wall and base cupboard units, Complementary roll edge worktops, Stainless steel one and a half bowl sink, Built in oven and hob with extractor hood, Built in pantry cupboard, Tiled walls, UPVC double glazed window, Radiator.

Inner Hall: Built in storage cupboard.

Bathroom: Comprising; Cast Iron bath with overhead shower, Pedestal wash basin, Low flush WC, Built in storage cupboard, Tiled walls, UPVC double glazed window, Radiator.

Bedroom 1: 13'9" x 9'10" (4.20 m x 3.00 m) Built in wardrobes with mirrored doors, UPVC double glazed window, Radiator.

Bedroom 2: 9'10" x 7'3" (3.00 m x 2.20 m) Built in cupboard, UPVC double glazed window, Radiator.

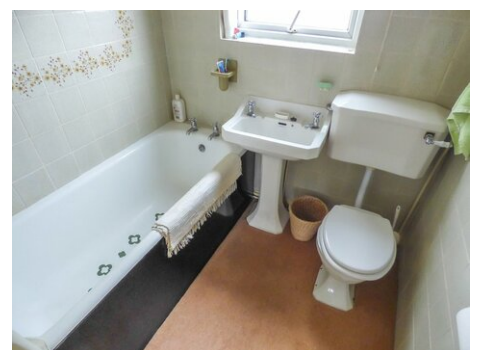
Outside: Communal gardens.

Garage: Brick garage with power and an up and over door. Located to the rear (No.11 - 2nd from the left).

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Service charge £80 pcm including ground rent; Lease is 999 years from 1956. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)



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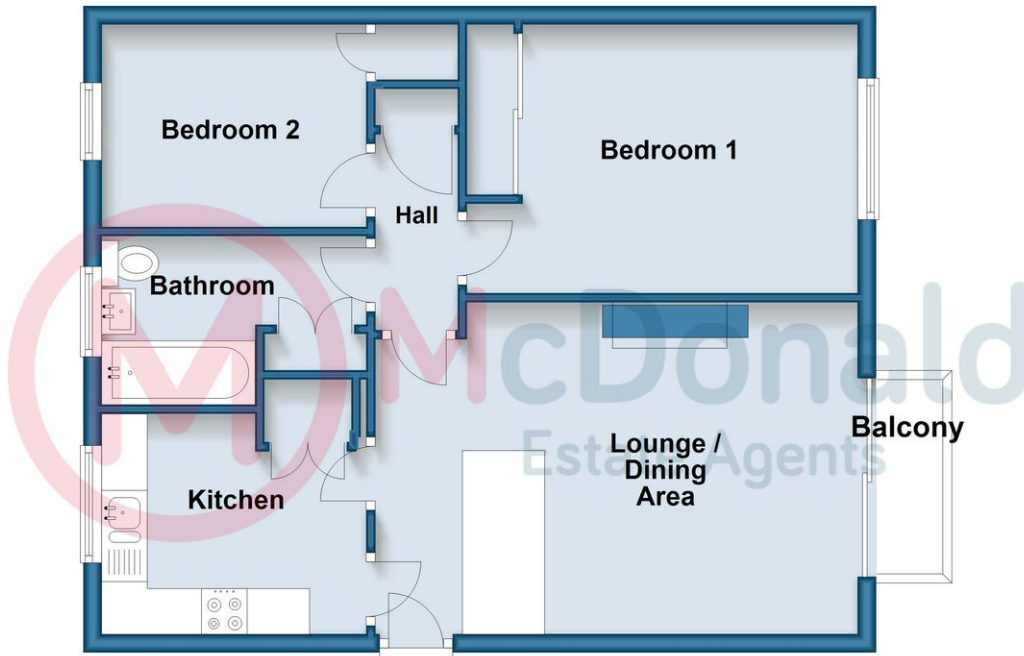
Directions: Travel along the Promenade heading South. Upon reaching the roundabout at Gynn Square take the first exit into Warbreck Hill Road. Warbreck Court is a short way along on the right hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Warbreck Court

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