



Flat 2 Stonemasons Court, 472-474  
Talbot Road, Blackpool, FY3 7BD

**£69,950**

**\*\*\* VERY SPACIOUS GROUND FLOOR APARTMENT \*\*\***

This **GROUND FLOOR** apartment is **VERY** spacious. Take a peek at the floorplan and room sizes here... **VERY GENEROUS**, even down to the hallway. The lounge/dining room is well **OVER 22ft x 13ft**, there is a **FITTED** dining kitchen, one **DOUBLE** bedroom, **MODERN** bathroom along with and **ALLOCATED** parking space.

A **SUPERB** alternative to a **BUNGALOW** or first step onto the property ladder.

- GROUND FLOOR
- Purpose built
- LARGE lounge
- One bedroom
- MODERN bathroom
- UPVC double glazing • Electric heating
- Communal gardens
- **ALLOCATED** parking space
- NO chain

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**Communal Entrance:**

**Private Entrance:**

**Hall:** Security intercom, Built in storage cupboard with hot water cylinder, Electric storage heater.

**Bathroom:** Comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, Half tiled walls, Extractor fan, Warm air wall heater.

**Bedroom:** 14'3" x 9'10" (4.34 m x 3.00 m) UPVC double glazed window, Electric panel heater.

**Lounge:** 22'0" x 13'11" (6.71 m x 4.24 m) UPVC double glazed window, Electric storage heater. Open archway to:-

**Dining Kitchen:** 10'1" x 8'8" (3.07 m x 2.64 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob, One and a half bowl sink, Plumbed for washing machine, Part tiled walls, UPVC double glazed window.

**Parking:** Allocated parking space to the rear.

**Heating:** Electric storage and panel heaters (NOT TESTED)

**Tenure:** We have been informed that the property is leasehold; 99 years from 23 November 2006; Service charge: £146.76 PCM. Prospective purchasers should seek clarification of this from their Solicitors.

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



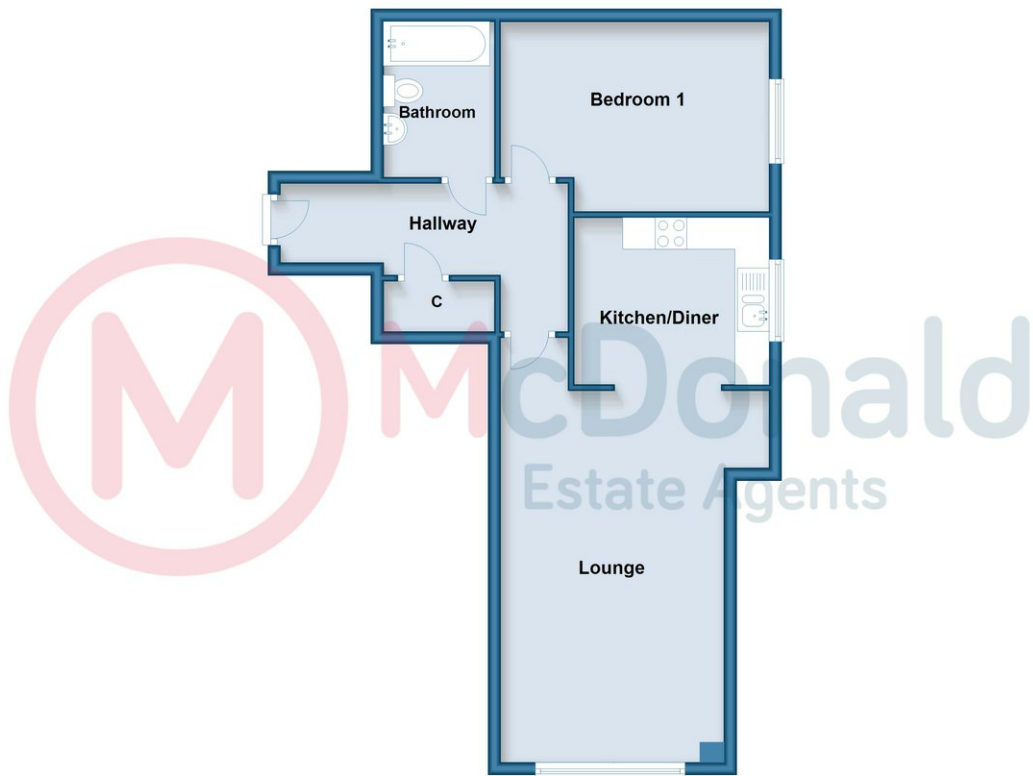
**Directions:** Travel north along Whitegate Drive, proceed straight ahead at the lights into Devonshire Road and then at the lights with Talbot Road turn right. Stonemasons Court is on the right hand side, just before the junction with Westcliffe Drive.

**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 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



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**Stonemasons Court**

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