



**Coastal Point**  
**New South Promenade**  
**Blackpool**  
**Lancashire**  
**FY4 1RN**

**Offers in Excess of £198,000**

**bettermove**

# New South Promenade Blackpool

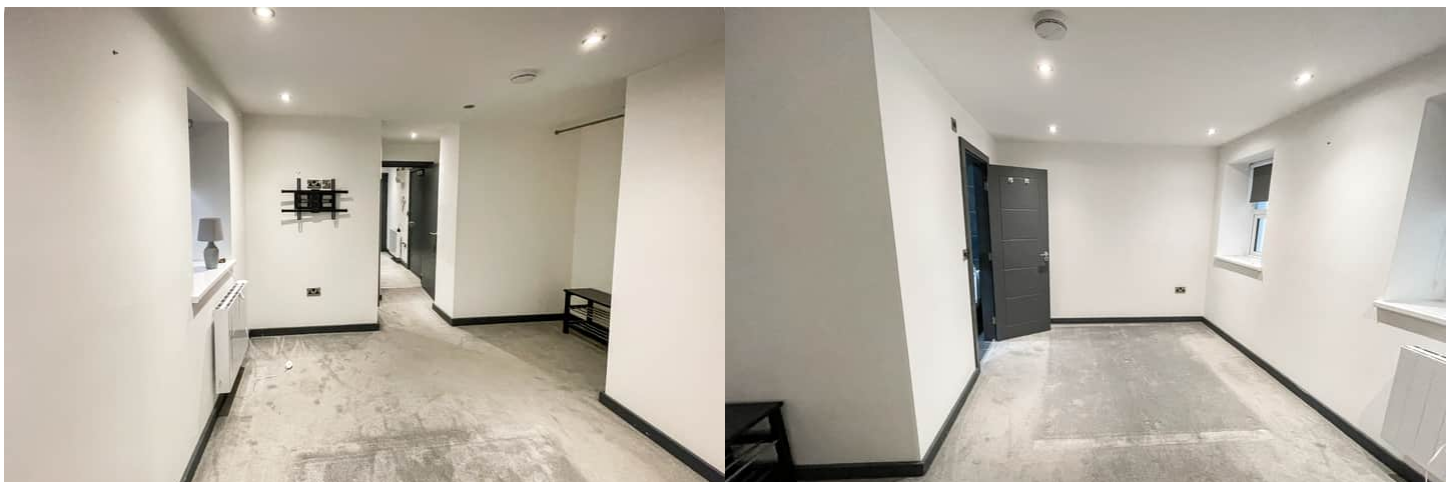
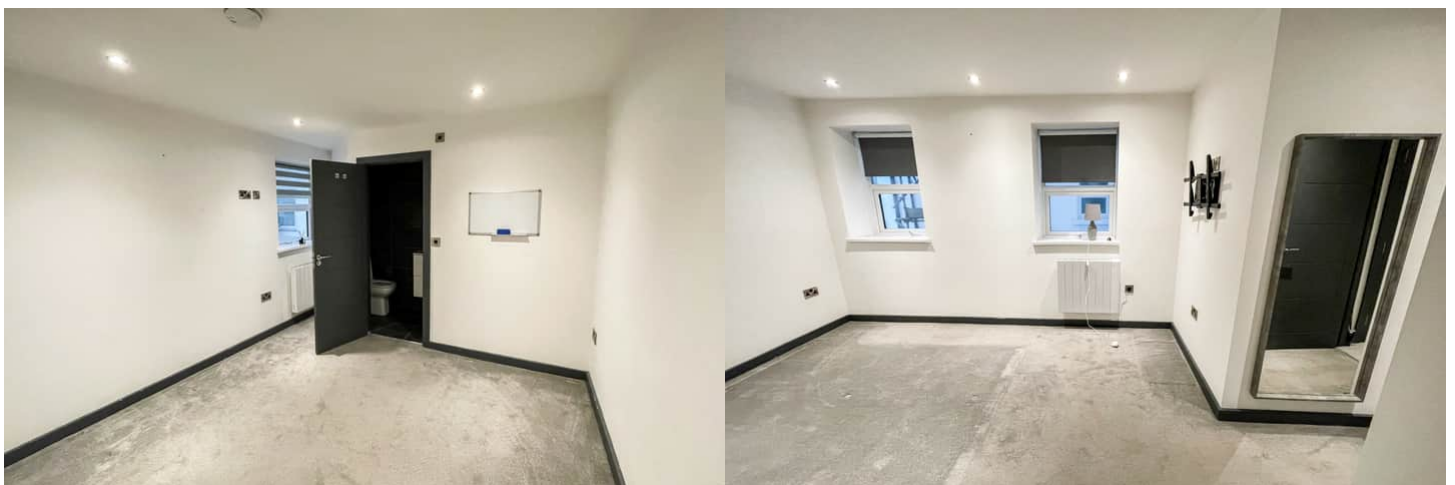
Bettermove are proud to present this 2 bedroom flat in the sought after area of Blackpool available with no forward chain.

The property benefits from double glazing, electric heating throughout and has ample on street parking available nearby. The council tax band is B.

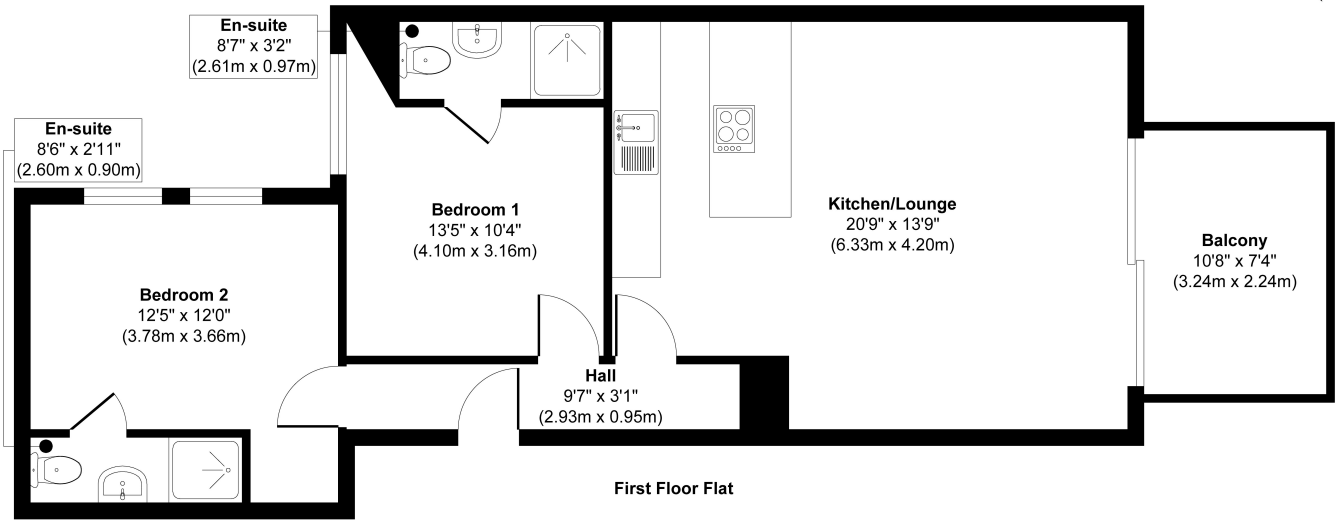
This is a leasehold property with 246 years remaining on the lease; the ground rent is £175 per annum and the service charge is £1,412 per annum.

The interior of this beautifully presented property comprises a spacious living and dining room, fitted kitchen and 2 bedrooms with en-suites. The property allows pet, has an on site gym and a west facing balcony with spectacular sea views.

Located in the popular town of Blackpool, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from M55, local bus routes and Squires Gate Train Station.



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**Approx. Gross Internal Floor Area 668 sq. ft / 62.06 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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