

**13 Adelaide Court,  
Blackpool  
FY1 4LU.**

**Ref: 0PM537K**

- **Town Centre Location**
- **2 Double Bedrooms**
- **Large Open Plan Kitchen/Living Room**
- **Private Parking**
- **Unfurnished**
- **Gas Central Heating**
- **Viewing Highly Recommended**



**Description:** Kenricks are delighted to offer this RARE OPPORTUNITY of a spacious 2-bedroom apartment near Blackpool town centre. The apartment is in a safe, secure and quiet building close to all amenities, local transport links and with private off-street parking.

#### **Ground Floor / Communal Entrance**

A bright spacious entrance hall leading to the stairs. Intercom system.

#### **Third Floor:**

#### **Lounge/Kitchen**

Large open plan Kitchen/Living area.

The kitchen has modern dark oak effect base & wall units with black work surfaces, integrated stainless steel oven, hob & extractor hood, integrated Fridge & Freezer. Dark tiles effect cushion flooring.

The Lounge area has large windows allowing ample light into the room, carpeted in brown with modern décor in neutral tones.

Open hallway with large storage area & storage cupboard housing Gas Boiler & water storage providing access to the 2 bedrooms & bathroom.

**Bedroom 1**

Good-sized double bedroom with large window allowing lots of natural light & carpeted in brown.

**Bedroom 2**

Large master bedroom with free standing wardrobes, again with large window allowing lots of natural light & carpeted in brown.

**Bathroom**

Modern Bathroom with white 3-piece suite with an over the bath shower and glass shower screen, modern chrome fittings. Sunken spotlights to the ceiling and modern cushion dark tile effect flooring.

**Exterior:** Off Street Private parking to front & rear.

**Council Tax Band A**

**EPC Rating D58**

**REDUCED RENT: £430.00 pcm Payable in Advance, £430.00 Bond**

**Children: Yes**

**Benefits: Considered**    **Pets: No**    **Smoking: No**

**References Required**

**Viewing by appointment through Kenricks Property Management**