

**6 Park Road,
Blackpool**

REF: INV399L

- * **Investment Property**
- * **Comprising 3 Permanent Flats**
- * **Central Blackpool**
- * **Close to Town Centre**
- * **In Good Order Throughout**
- * **When Fully Let Draws an Annual Income of £14,560**
- * **Priced to Sell**
- * **Car Parking for 2 Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer these 3 permanent flats for sale.

This deceptively spacious terraced property is situated in Park Road, Blackpool in Lancashire and benefits from being close to the main Town Centre and amenities.

Ground Floor

Flat 1 (Garden Flat)

Lounge/Bedroom
Fitted Kitchen with wall and base units.
Shower and Toilet

Flat 2

Lounge with feature fireplace.
Fitted Kitchen/Diner
Bedroom
Shower and Toilet.



Internal staircase leading to:

First Floor

Flat 3

Lounge
Fitted Kitchen/Diner
Bedroom 1
Bedroom 2
Bathroom comprising 3-piece suite with shower over bath.

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EXTERIOR: Car park to the front providing parking for 2 motor vehicles.
Yard area to the rear

AGENTS NOTES: No gas in Flat 1. Flat 2 is not self-contained and has a separate lounge.

All flats have pre-payment electric meters, water meters and gas key meters. L2 Fire system installed. Electrical installation condition report, fire detection, alarm system inspection and servicing report.

Emergency lighting and test certificate completed September 2019.

BUSINESS: We are informed Flat 1 draws £85.00 per week. Flat 2 draws £85.00 per week. When let Flat 3 draws £110.00 per week. Annual income of £14,560 pa.

TENURE: Freehold.

PRICE: £116,500

VIEWING: By appointment through Kenricks.

