

**Blok 3  
3 Palatine Road  
Blackpool**

**REF: 00H410M**

- \* Aparthotel / Serviced Accommodation**
- \* Comprising 3 Bedrooms, 5 Apartments**
- \* Central Blackpool**
- \* In Lovely Throughout**
- \* Close to Winter Gardens, Town Centre & Amenities**
- \* Substantial 3 Storey Property**
- \* Currently Operating as Serviced Accommodation**
- \* Established Business**
- \* Priced to Sell**
- \* Viewing Highly Recommended**



**DESCRIPTION:** **\*\*FOR SALE BY AUCTION\*\*** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this 3 Bedroom, 5 Apartment Aparthotel for Sale.

This substantial end terrace period 3 storey property is situated in Palatine Road, Central Blackpool, being close to the Winter Gardens, Town Centre and entertainments.

The aparthotel is in good order throughout and is currently trading as serviced accommodation.

Viewing recommended.

**Ground Floor**

Main Entrance leading to:

Vestibule

Hallway.

Room 1

1 x Double Bedroom – En-Suite comprising shower, toilet and sink.

Room 2

1 x Twin Bedroom – En-Suite comprising shower, toilet and sink

Room 3

1 x Double Bedroom – En-Suite comprising corner shower, toilet and sink.

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**Lower Ground Floor**

Storage

**First Floor**

**Apartment 4 – Studio Flat**

Hallway

Lounge / Bedroom with 2 x Double Beds and Dining Area

Kitchenette with sink unit, microwave and vinyl flooring.

Bathroom with 3-piece suite comprising Jacuzzi bath with shower above, toilet and sink and vinyl flooring.

**Apartment 5**

1 x Family Room - En-Suite comprising corner shower, toilet and sink.

1x Double Room - En-Suite with 3-piece suite comprising Jacuzzi bath with shower above, toilet and sink and vinyl flooring. Kitchenette with sink, fridge, microwave and laminate flooring.

**Apartment 6**

Hallway.

Lounge / Bedroom with 1 x Double Bed, Bed Settee and Dining Area

Kitchenette with sink unit, microwave and vinyl flooring.

Bathroom with 3-piece suite comprising Jacuzzi bath with shower above, toilet and sink and vinyl flooring.

**Apartment 7**

1 x Double Bedroom – En-Suite comprising corner shower, sink and toilet.

1 x Double Bedroom - with Kitchenette with fridge, microwave and toaster, Spa Bath with shower above and laminate flooring.

Toilet and sink.

**Second Floor**

**Apartment 8**

Open Plan Lounge / Kitchen with wall and base units, built in oven with extractor unit and sink unit.

1 x Double Bedroom.

Bathroom comprising double shower, vanity sink unit, toilet and laminate flooring.

**EXTERIOR:** Enclosed Paved Area to the front of the property. Enclosed Yard to the rear.

**AGENTS NOTES:** The property has central heating and double glazing, TVs and Refreshments. CCTV installed and L2 Fire System installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

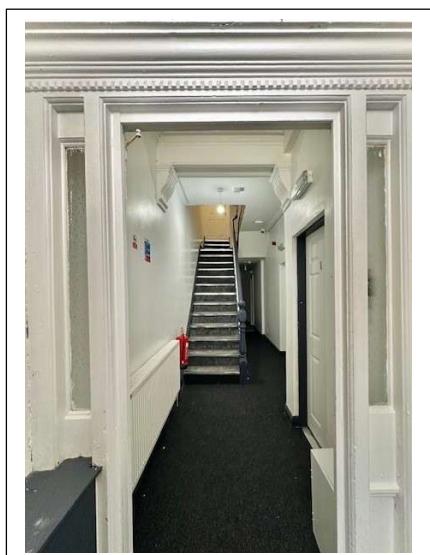
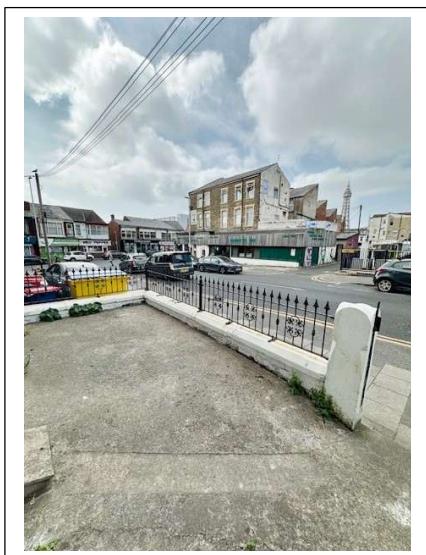
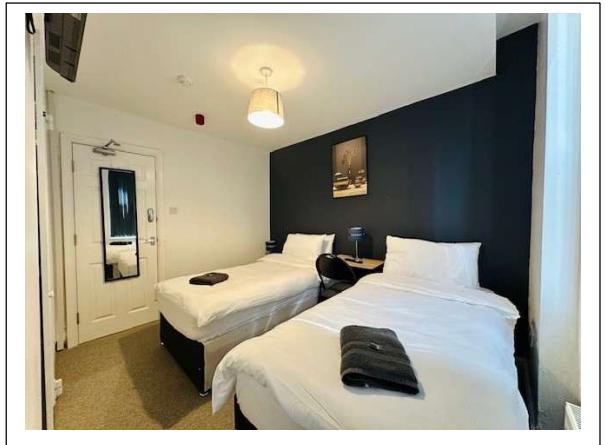
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**BUSINESS:** Accounts Available on application.

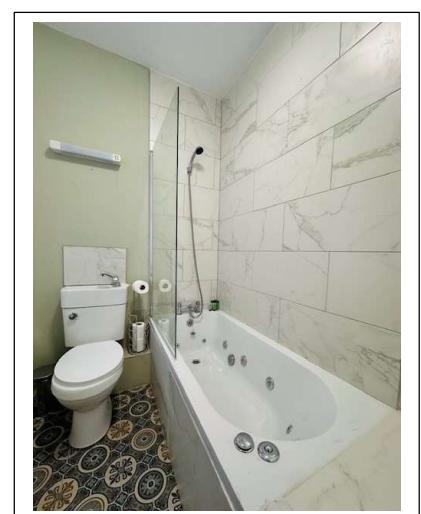
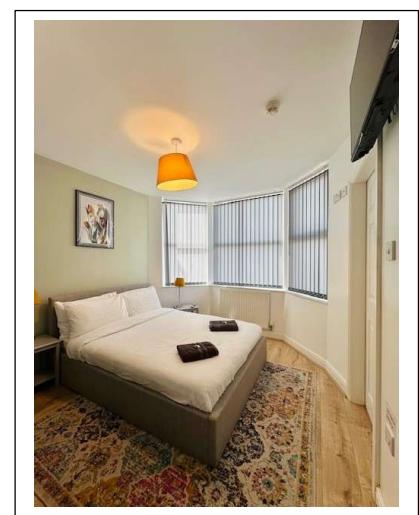
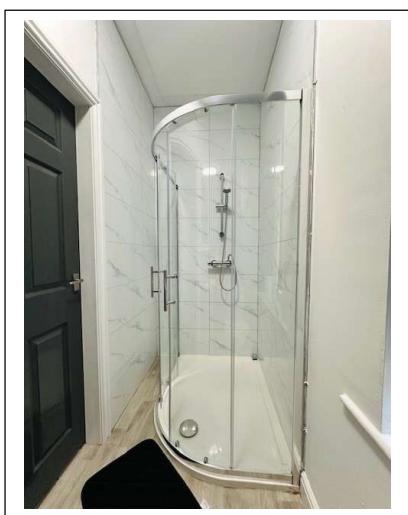
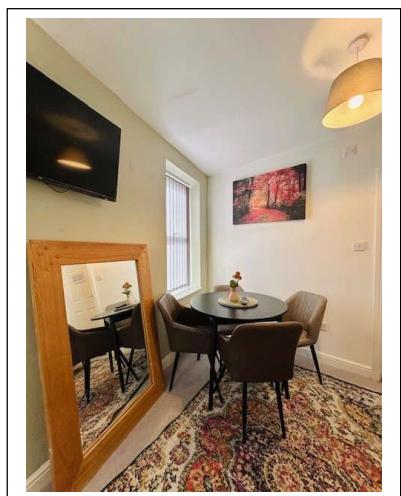
**TENURE:** Freehold

**STARTING BID:** £225,000

**VIEWING:** By appointment through Kenricks 01253 420420



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