

**8 Cambridge Road,
Blackpool**

REF: INV514M

- * Investment Property**
- * Comprising 2 x 1 Bedroom Self Contained Apartments (First Floor Tenanted)**
- * Central, Blackpool**
- * Mid Terraced Property**
- * In Good Order Throughout**
- * Ground Floor Recently Refurbished to a High Standard**
- * Priced to Sell**
- * Excellent Potential**
- * Viewing Highly Recommended**



DESCRIPTION: ****FOR SALE BY ONLINE AUCTION**** On behalf of Pattinson Auctions Kenricks are pleased to offer these 2 x 1 Bedroom Self-Contained Flats for sale.

This mid terraced property is situated in popular residential area of Cambridge Road in Central Blackpool, being close to the town centre amenities.

The ground floor apartment has recently been refurbished to a high standard, with new carpets and new fixtures and fittings throughout and could be let for approximately £600 per calendar month. The first-floor apartment is in good order throughout and is currently let.

Viewing Highly Recommended

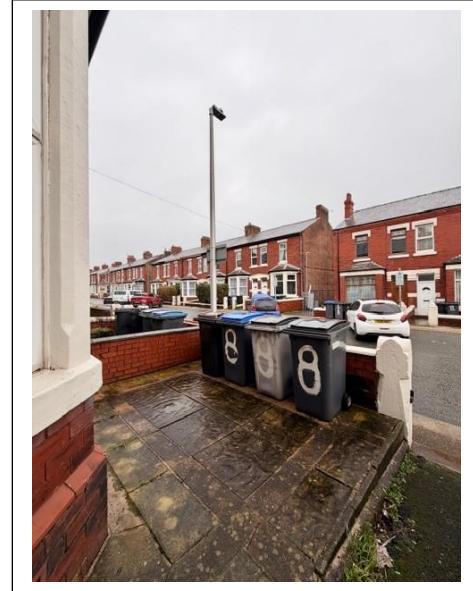
Ground Floor

Communal Entrance leading to:

REF: INV435M

Flat 1

Lounge with bay window.
Hallway leading to:
Double Bedroom with fitted robes.
Understairs Storage Cupboard.
Fitted Kitchen with wall and base units, oven with extractor fan and laminate flooring.
Doorway for access to Rear Yard.
Bathroom comprising shower, toilet and sink with tiled walls and vinyl flooring.



Flat 2

Ground floor Entrance
Internal Staircase leading

First Floor

Landing with feature skylight.
Lounge with dual aspect windows.
Double Bedroom.
Bathroom comprising 3-piece suite with bath with shower, toilet and sink, tiled walls and vinyl flooring.
Fitted Kitchen with wall and base units, partially tiled walls and laminate flooring.

EXTERIOR: The ground floor flat has access to good sized yard to the rear of the property and access to rear alleyway.
Yard to front of property.

AGENTS NOTES: The property has double glazing, and each apartment has its' own independent gas central heating and electric metro prepaid meters which feed to the landlords' supply.

Sales are subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: The ground floor apartment is vacant and could be let at approximately £600 pcm. and the first-floor apartment is currently let at £390 pcm. to a long term tenant. The whole property could potentially draw in the region of £13,300 per annum after rental uplift.

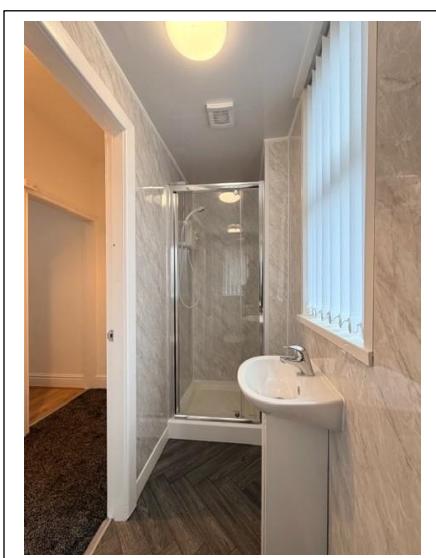
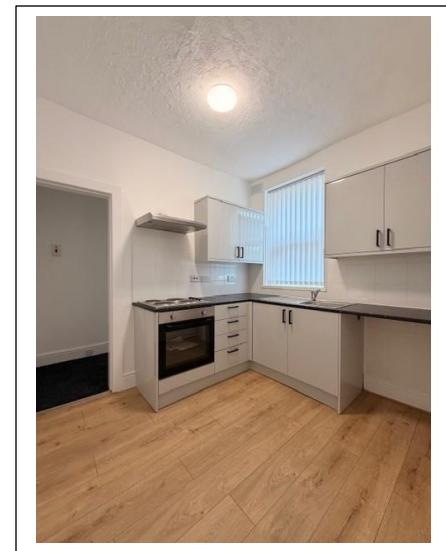
TENURE: Freehold.

STARTING BID: £ 85,000.

VIEWING: By appointment through Kenricks 01253 420420.

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Ground Floor Flat



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First Floor Flat

