

**15 Moorview Court
Blackpool**

REF: INV545M

- * **Investment Property**
- * **Comprising Ground Floor 1 Bedroom Purpose Built Apartment**
- * **Central Blackpool**
- * **Close to Transport Links & Amenities**
- * **In Excellent Order Throughout**
- * **Priced to Sell**
- * **When Let Could Draw £7,800 p.a.**
- * **Suitable for First Time Buyer**
- * **Private Parking for 1 Motor Vehicle**
- * **Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION ** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 1-bedroom purpose built apartment for sale.

The apartment is situated on the ground floor of a purpose built, 2 storey block of residential apartments.

The apartment is decorated to a high standard throughout and can be let for £650pcm

This is ideal for a buy to let investment or a first-time buyer.

Viewing highly recommended

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Ground Floor

Communal Entrance to No.15

Entrance hall.

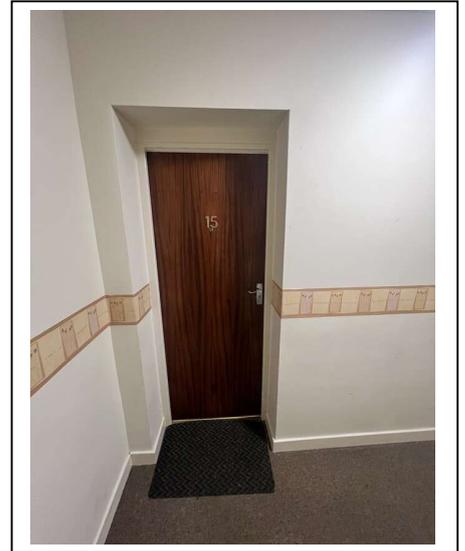
Lounge/ Dining Room (Approx.13".07' x 13".06')

Fitted kitchen with wall and base units and appliances, ceramic tiled walls & wood laminate flooring. (Approx. 8" x 7')

Double Bedroom (Approx.11" x 11')

Bathroom with 3-piece suite comprising shower over bath, vanity sink & toilet, ceramic tiled walls & vinyl flooring (Approx. 7.09" x 4.1')

Storage cupboard with electric boiler.



EXTERIOR:

Communal gardens

Private parking for 1 motor vehicle with 4 additional parking spaces for visitors on a first come first served basis.

AGENTS NOTES: The apartment is double glazed and has electric heating.

When let the apartment could draw £7,800 p.a.

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

TENURE: Leasehold -Virtual Freehold with a management fee of £1,020 per annum.

(We are informed that this includes insurance, roof maintenance, communal ground floor maintenance, gardens.)

STARTING BID: £75,000

VIEWING: By appointment through Kenricks 01253 420420



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