

**Flat 13, Adelaide Court,
Blackpool**

REF: INV555M

- * **Investment Property**
- * **Comprising 2 Bedroom Second Floor Flat**
- * **Close to Blackpool Town Centre**
- * **Close to Shops & Amenities**
- * **In Good Order Throughout**
- * **Priced to Sell**
- * **Ideal Investment Property**
- * **Currently Let at £6,300 PA**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this 2 Bedroom Second Floor Residential Property for sale.

The property is situated in the residential block of Adelaide Court, Blackpool, being close to shops and amenities.

The flat is in good condition throughout.

The property is currently let to long-standing tenants on a shorthold tenancy agreement at a monthly rent of £525 per calendar month with potential to increase.

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Second Floor

Vestibule Area Leading to;
Open Plan Lounge/Kitchen (6.7m x 3.48m)
Kitchen fitted with range of base and wall units
and cooker.

Hallway Leading to;
Master Bedroom (3.83m x 3.16m)
Bedroom 2 (3.83m x 2.88m)
Bathroom (2.42m x 2.38m) with 3-piece suite
comprising bath with shower above, pedestal
washed hand basin and toilet.



EXTERIOR: Private parking for residents.

BUSINESS: We are informed the property is currently let on a shorthold tenancy agreement at a rent of £525 PCM.

AGENTS NOTES: The property has central heating and double glazing.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Virtual Freehold.

STARTING BID: £70,000

VIEWING: By appointment through Kenricks 01253 420420.

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