



## 2 bed pair of flats to buy in FY1

Cambridge Road, Blackpool, Lancashire,  
FY1 3QQ

**£80,000** Starting Bid

 x 2  x 2  x 2

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ Investment Property
- ✓ Comprising 2 x 1 Bedroom Self Contained Apartments (First Floor Tenanted)
- ✓ Central, Blackpool
- ✓ Mid Terraced Property
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Pair of Flats

Parking: Permit Parking

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Cambridge Road, Blackpool, Lancashire, FY1 3QQ

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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