



**HUNTERS**<sup>®</sup>  
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New South Promenade, Blackpool | Price £169,950  
Call us today on 01253 362640



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*IMMACULATE TOP FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS BOTH WITH EN-SUITES & FANTASTIC SEA VIEWS FROM THE ROOF TERRACE\*\*** Immaculate Two Bed Apartment comprising Communal Entrance with Intercom system, Hallway, Open Plan Living Dining Kitchen Space, Two Double Bedrooms both with En-suites, Stunning Communal Roof Top Terrace, Residents Parking Spaces, Free Onsite Gym, Council Tax Band B

Communal Entrance

Intercom system, stairs and lift to the Fourth Floor

Hallway

Tiled entrance area, airing cupboard

Open Plan Living/Dining Kitchen Space

13'1 x 20'9

Fantastic open plan Living/Dining Kitchen Space with double glazed doors to side with Juliette balcony, Fitted kitchen with a matching range of base and wall units with round edge worktops & matching splashbacks, electric double oven, ceramic hob with extractor hood over, 1 & 1/2 bowl sink with mixer taps, integrated washing machine, integrated fridge freezer, tiled floor in Kitchen

Bedroom 1

13'5 x 10'9

Double glazed window to rear, radiator, fitted wardrobes

En-Suite Shower Room

3'9 x 8'8

Fitted with a stylish 3 piece suite comprising low level wc, tiled shower enclosure, vanity wash hand basin with storage under

Bedroom 2

9'10 x 9'10

Double glazed window to rear, radiator

En-Suite WC

4'7 x 4'9

Low level wc, wash hand basin with storage under

Outside

Communal Roof Terrace, Permit Parking

Communal Areas

Access to Stunning communal roof top gardens and a Free onsite Gym

Top Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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