



## New South Promenade, Blackpool, FY4 1RN

£259,995

STUNNING THIRD FLOOR APARTMENT!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom apartment, situated on the outskirts of Blackpool!



# C18, Coastal Point 647-655 New South Promenade, Blackpool, FY4 1RN

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom third floor apartment, situated on the outskirts of Blackpool. Benefiting from breath-taking views overlooking Blackpool Promenade, Blackpool Tower and sea views. This high specification apartment offers spacious, versatile living accommodation and benefits from a recently installed Fisher electric heating system, with App control and over seven years warranty remaining.

The location also offers excellent access to local amenities/shops and travel links, with the M58 located within a 5/10 minute commute.

## THIRD FLOOR

### Lounge/kitchen area 22'5" x 13'10" (6.85m x 4.23m)

High gloss tile flooring with bi-folding patio doors leading to a spacious balcony, benefiting from Sea, Promenade and Blackpool Tower Views. Remote controlled blind and a range of fitted kitchen units, Quartz worktops and high specification NEFF kitchen appliances, including oven, hob, hood, micro-wave, dishwasher, fridge-freezer and hot tap

### Bedroom 13'0" x 11'3" (3.98m x 3.45m)

Carpet flooring with bi-folding patio doors leading to the balcony, spotlighting and fitted wardrobes

### En-suite

High gloss tile flooring with 2 piece bathroom suite in white, walk in showering enclosure, spotlighting and floor to ceiling tiled decor

### Bedroom 10'2" x 10'7" (3.12m x 3.25m)

Carpet flooring with spotlighting and blind

### Bedroom 7'3" x 10'5" (2.23m x 3.18m)

Carpet flooring with spotlighting and blind

### Bathroom

High gloss tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, floor to ceiling tiled decor and spotlighting

### EXTERNAL

Residents benefit from exclusive use of a beautifully designed roof garden, offering yet another vantage point to enjoy the coastline, as well as access to a private residents-only gym. A secure parking slot is available if required for a nominal fee, while the service charges are set at £1,552.28 per year and the ground rent at £245.00 per year.





