



Flat 8, Gloucester Court, 1 Gloucester Avenue

Blackpool

Offers Over £120,000



# Flat 8

Gloucester Court, Blackpool

This well presented 2-bedroom apartment, with the added benefit of no onward chain, is a rare find on the market. Situated on the first floor with lift access, this property boasts a well-thought-out layout featuring a spacious hallway, inviting lounge, fitted kitchen, 3-piece bathroom suite, master bedroom with en-suite, and a second bedroom to accommodate a variety of living arrangements. The well designed kitchen comes equipped with a range of integrated appliances including a fridge, freezer, washer, dryer, hob, and oven. Additional storage is offered in the convenience of a walk-in cupboard, ensuring clutter is kept at bay, leaving the interiors uncluttered and organised.

Step outside and into the communal garden space, offering residents a private retreat to unwind and relax, the communal garden is perfect for enjoying the fresh air, socialising with neighbours, or simply basking in the warmth of the sun.

The property also includes allocated parking for ease of access, while its close proximity to nearby shops, amenities, and transport links further adds to its appeal.

Council Tax band: C

Tenure: Leasehold

- No Onward Chain
- First Floor Apartment, with lift access
- Property comprises of; Hallway, Lounge, Kitchen, 3 Piece Bathroom Suite, Master Bedroom with En-Suite, Second Bedroom
- Fitted kitchen boasts a range of integrated appliances including a Fridge, Freezer, Washer, Dryer, Hob and Oven
- Ample storage with walk-in cupboard
- Allocated Parking, close proximity to shops, amenities and transport links
- Boiler 5 Years Old, located in kitchen





**Hallway**

3' 3" x 8' 10" (0.98m x 2.68m)

**Lounge/Diner**

18' 3" x 10' 1" (5.55m x 3.07m)

**Kitchen**

12' 10" x 7' 9" (3.90m x 2.37m)

**Bedroom 1**

14' 5" x 9' 0" (4.40m x 2.75m)

**En-suite**

3' 5" x 8' 11" (1.04m x 2.72m)

**Bedroom 2**

11' 1" x 7' 11" (3.37m x 2.42m)

**Bathroom**

8' 11" x 6' 3" (2.72m x 1.91m)







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## Stephen Tew Estate Agents

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