



**Flat 31, Grizedale Court Forest Gate, Blackpool**

Blackpool

Offers Over **£55,000**



# Flat 31

Grizedale Court Forest Gate, Blackpool

Nestled in an exclusive complex tailored for the over 60's, this well presented 1 bedroom apartment offers a unique opportunity for comfortable and secure living in a prime location. Situated on the 2nd floor, this apartment boasts a spacious lounge/diner, a fitted kitchen, a cosy double bedroom with ample wardrobe space, and a modern 3 piece shower room which was renovated in 2024. Residents can enjoy a variety of communal facilities such as the residents lounge hosting regular coffee mornings, craft sessions, and bingo, a games room for entertainment, a convenient laundry room, and an on-site hairdresser for added convenience. The property ensures peace of mind with a 24-hour care assistance alarm system and an on-site manager, as well as lift access to all floors, intercom for secure access and internal communication, and permit parking for both residents and visitors. With no onward chain, residents can seamlessly transition into this welcoming community that also offers lush communal gardens, ideal for relaxation and leisurely strolls, and 2 guest rooms available for rent to accommodate visitors from friends and family.

Additionally, allocated residents and guest parking ensures convenience and a stress-free parking experience for both residents and their visitors. This property truly epitomises comfortable, secure, and vibrant living within close proximity to Stanley Park, Blackpool Victoria Hospital, shops, and excellent transport links, making it an attractive opportunity for those seeking a vibrant community lifestyle tailored for those aged 60 and above.

Council Tax band: B

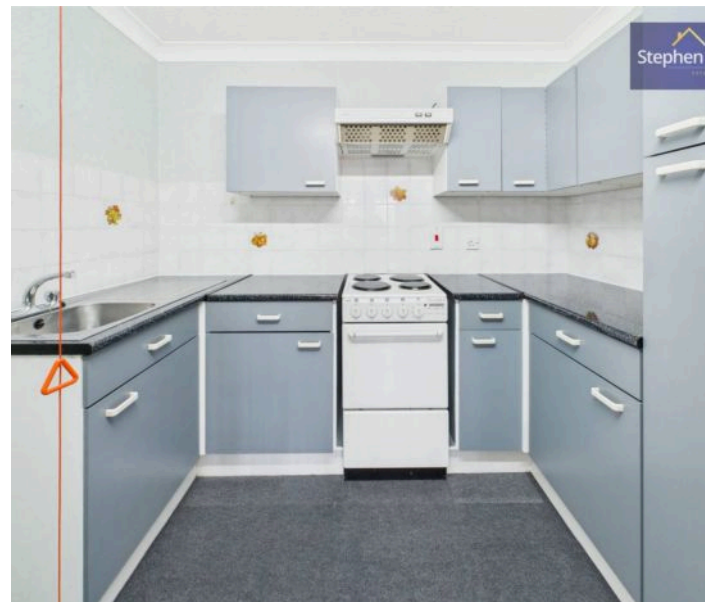
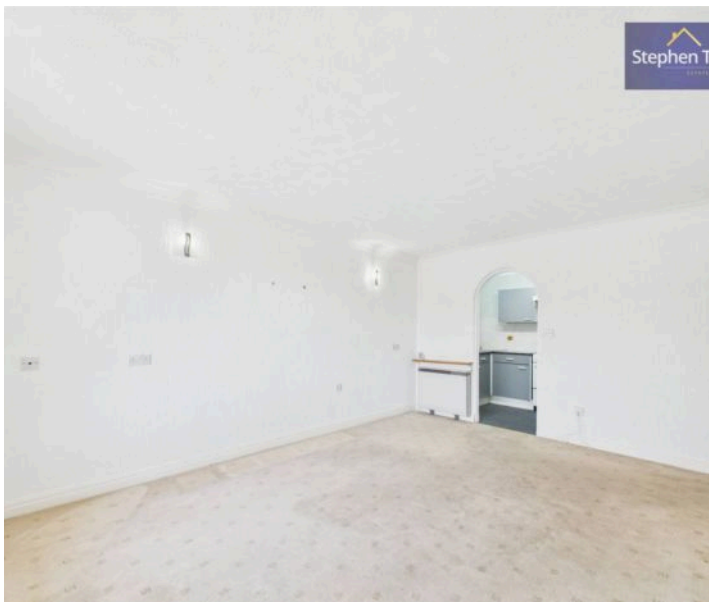
Tenure: Leasehold







- Exclusive Complex For Over 60's
- Excellent Location Within Close Proximity To Stanley Park, Blackpool Victoria Hospital, Shops And Transport Links
- 2nd Floor Apartment Comprising of Lounge/Diner, Kitchen, Double Bedroom With Wardrobe Space, Modern 3 Piece Shower Room (Renovated in 2024)
- Communal Residents Lounge With Regular Coffee Mornings, Craft Sessions, Bingo etc, Games Room, Laundry Room And On-site Hairdressers
- 24 Hour Care Assistance Alarm System And On-site Manager
- Lift Access To All Floors And Intercom For Secure Access And Internal Communication
- Permit Parking For Residents And Visitors And Communal Gardens
- No Onward Chain
- The Complex Boasts 2 Guest Rooms Available For Rent For Visitors From Friends/Family





**Hallway**  
9' 2" x 3' 0" (2.79m x 0.92m)

**Lounge/Diner**  
14' 10" x 11' 5" (4.53m x 3.48m)

**Kitchen**  
6' 0" x 8' 10" (1.83m x 2.70m)

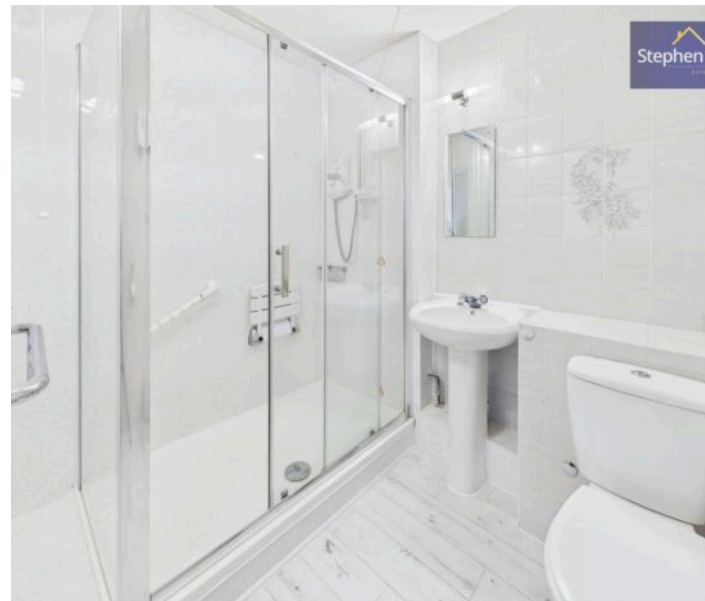
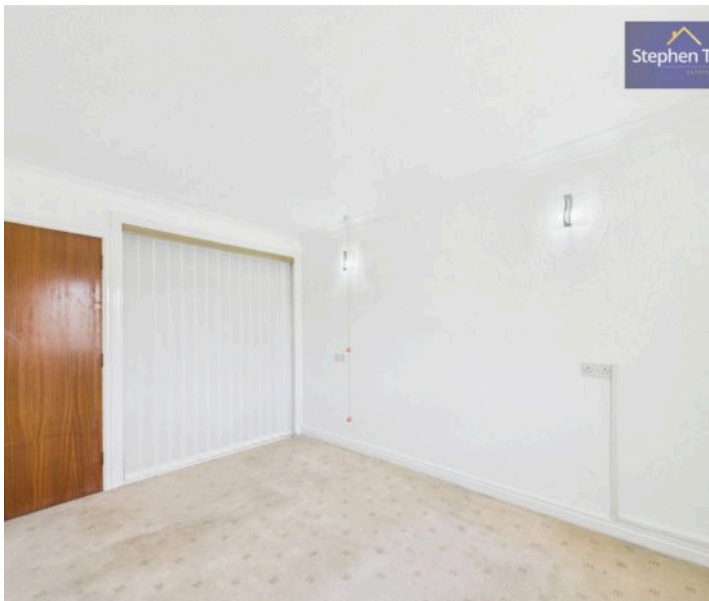
**Bedroom**  
11' 8" x 9' 2" (3.55m x 2.80m)

**Bathroom**  
6' 11" x 5' 10" (2.12m x 1.77m)

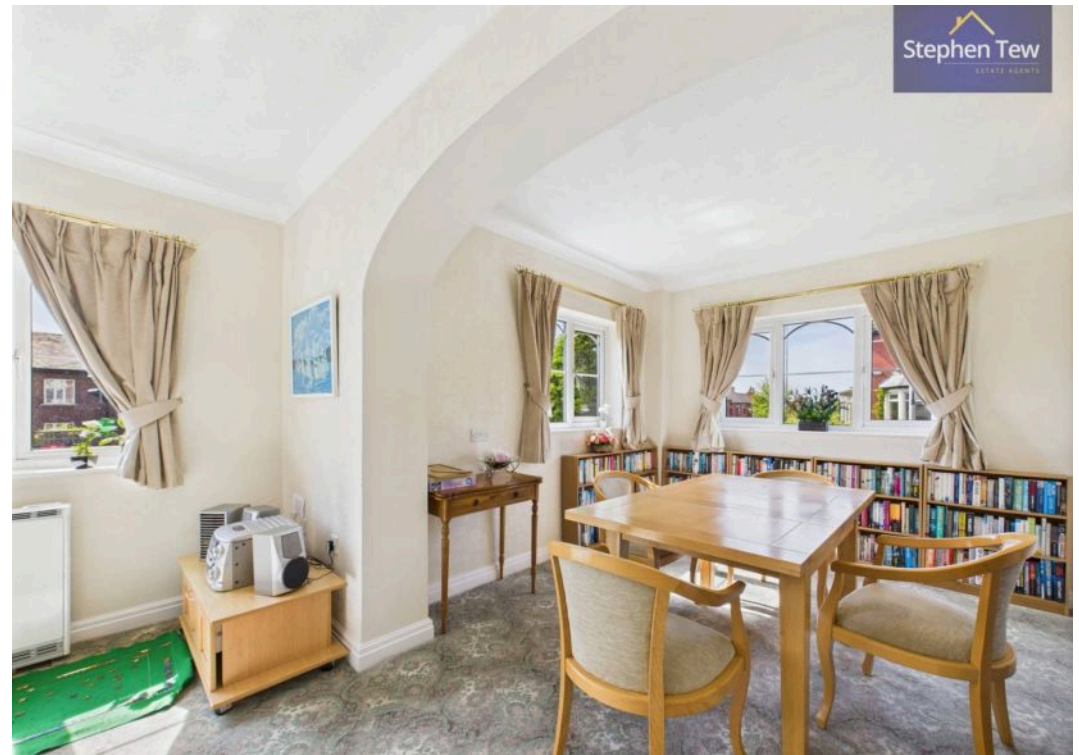
**Communal Lounge**

**Communal Games Room**

**On Site Hairdressers**











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## COMMUNAL GARDEN

Communal garden space

## ALLOCATED PARKING

1 Parking Space

Allocated residents and guest parking



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## Stephen Tew Estate Agents

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