



**Flat A, Kingsley Court, Common Edge Road**

Blackpool

Offers Over **£110,000**

# Flat A

Kingsley Court, Blackpool

This two-bedroom ground floor flat offers a fantastic opportunity for first-time buyers or those looking to downsize. Located in a purpose-built block of apartments, built in approximately 1999 by Kensington, this property provides comfortable and convenient living.

Upon entering the communal entrance, you will find a private entrance hall that leads you into the main living areas. The lounge provides a spacious and bright area for relaxation and entertainment, while the fitted kitchen, updated around 7 years ago, boasts built-in appliances for convenience. The two bedrooms are both of generous size, with the modern bathroom adding a touch of contemporary style. Additional features of this property include electric heating and uPVC double glazing, ensuring year-round comfort.

To the rear of the property, you will find an allocated parking space, making parking convenient and hassle-free. Visitor parking is also available, ensuring that your guests can easily find a space. Furthermore, a communal garden provides a pleasant outdoor space for residents to enjoy, adding to the overall appeal of the property.

Situated in a popular and convenient residential location, this property enjoys close proximity to a range of local amenities and excellent transport links. Whether you need to access daily essentials or enjoy leisure activities, everything is within easy reach. This ground floor flat offers a prime opportunity for individuals seeking a comfortable and well-connected home.

In summary, this well-presented two-bedroom ground floor flat offers a delightful living space in a highly desirable location. With its well-maintained communal areas, allocated parking, and convenient access to local amenities, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this incredible apartment your own – schedule a viewing today!

Tenure: Leasehold

- Purpose Built Ground Floor Apartment built circa 1999 by Kensington
- Communal Entrance, Private Entrance Hall
- Lounge, Fitted Kitchen (approx 7 years old) with built in appliances
- 2 Bedrooms, modern Bathroom





### **Communal Entrance**

Secure Entrance with entry phone system, individual mailboxes, door leading to communal hallway, leading to own front door.

### **Entrance Hall**

Wooden laminate flooring, wall mounted entryphone system, electric radiator. Built-in storage cupboard with hanging space and shelving, additional built-in cupboard with shelving and housing the floor mounted boiler.

### **Lounge**

12' 11" x 14' 5" (3.93m x 4.39m)

UPVC double glazed walk in bay window to the front elevation, UPVC double glazed window to the side, elevation, coved ceiling, electric radiator and feature log burning effect electric fire with surround. Opening into kitchen.

### **Kitchen**

9' 11" x 6' 8" (3.02m x 2.03m)

Modern fitted kitchen with base and eye level units with round edge worktops, single drainer sink with mixer tap, built-in electric oven, microwave and electric hob with extractor hood over, integrated fridge freezer and plumbing for automatic washing machine. Luxury vinyl flooring, UPVC double glazed window to the side elevation.





### **Bedroom 1**

10' 4" x 14' 11" (3.16m x 4.54m)

Fitted with a range of wardrobes, electric radiator, and a UPVC double glazed window to the front elevation.

### **Bedroom 2**

8' 4" x 8' 11" (2.53m x 2.73m)

uPVC double glazed window to the front elevation, electric radiator.

### **Bathroom**

7' 5" x 6' 8" (2.25m x 2.02m)

Fitted with a three-piece modern white suite, comprising panelled bath with shower attachment and glass screen, wash hand basin with storage beneath and low flush WC. Full height tiling to all walls, tiled floor and wall mounted heated towel rail.





### **COMMUNAL GARDEN**

Communal front garden area with allocated parking and visitor parking to rear.

### **ALLOCATED PARKING**

1 Parking Space

1 allocated parking space to rear with visitor parking available.







## Stephen Tew Estate Agents

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