

Flat F 15 Cartmell Fold, Squires Gate Lane, Blackpool

Blackpool

£130,000

Flat F 15 Cartmell Fold

Squires Gate Lane, Blackpool

This well-presented two-bedroom first floor flat is situated within a purpose-built development constructed circa 2005, offering comfortable and contemporary living in a prime residential location. Accessed via a communal entrance with a secure intercom-controlled entry system, the property opens to a welcoming entrance hallway featuring built-in storage. The spacious lounge provides an inviting area for relaxation, while the fitted dining kitchen is equipped for both everyday meals and entertaining. The flat boasts two well-proportioned bedrooms and a modern bathroom, all recently decorated to a high standard. Additional benefits include electric heating and uPVC double glazing, ensuring energy efficiency and year-round comfort. Offered with no onward chain, this property represents an excellent opportunity for buyers seeking a move-in ready home.

Externally, residents enjoy access to a well-maintained communal garden, providing a pleasant outdoor space for relaxation or socialising. The property further benefits from an allocated parking space, offering convenience and peace of mind for vehicle owners. The communal grounds are thoughtfully landscaped, contributing to the attractive surroundings and enhancing the sense of community within the development. Located close to local amenities, transport links, and green spaces, this flat combines practical features with a sought-after setting, making it an ideal choice for a variety of lifestyles.
Council Tax band: B

Tenure: Leasehold

- Purpose Built First Floor Flat built circa 2005 situated in a prime residential location
- Communal Entrance with secure intercom controlled entry system
- Entrance Hallway with built-in storage, Lounge, Fitted Dining Kitchen
- 2 Bedrooms, Modern Bathroom
- Electric Heating, uPVC Double Glazing
- Recently decorated throughout.
- Communal Garden with allocated parking
- No onward chain, well presented throughout









Communal Hallway
Secure intercom controlled entry system. Staircase to First Floor to own fron door.

Hallway
15' 0" x 3' 8" (4.58m x 1.12m)

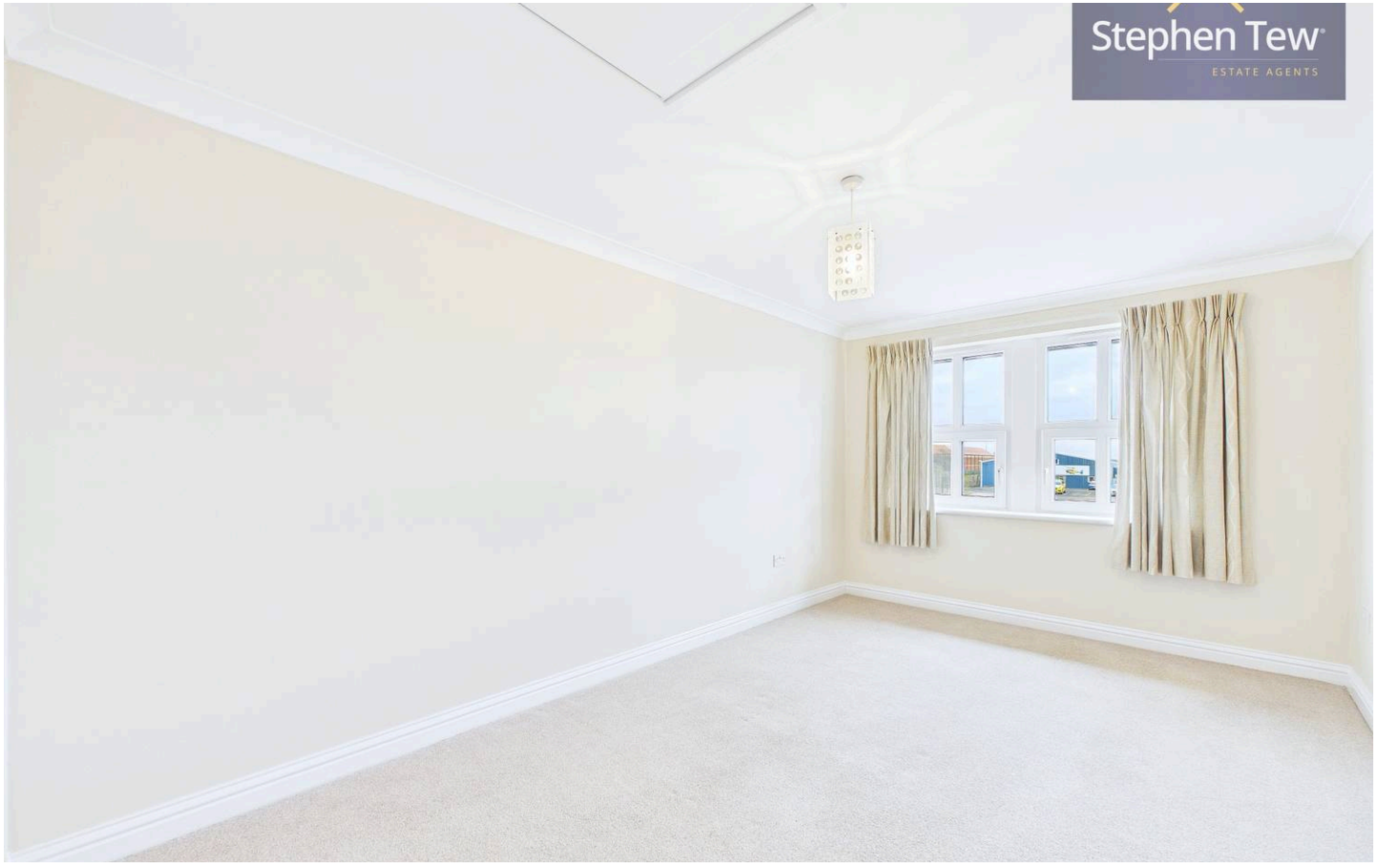
Lounge
20' 1" x 10' 8" (6.13m x 3.25m)

Kitchen
16' 0" x 9' 2" (4.87m x 2.80m)

Bedroom 1
15' 3" x 9' 5" (4.66m x 2.88m)

Bedroom 2
16' 1" x 7' 6" (4.91m x 2.28m)

Bathroom
9' 2" x 5' 7" (2.80m x 1.69m)







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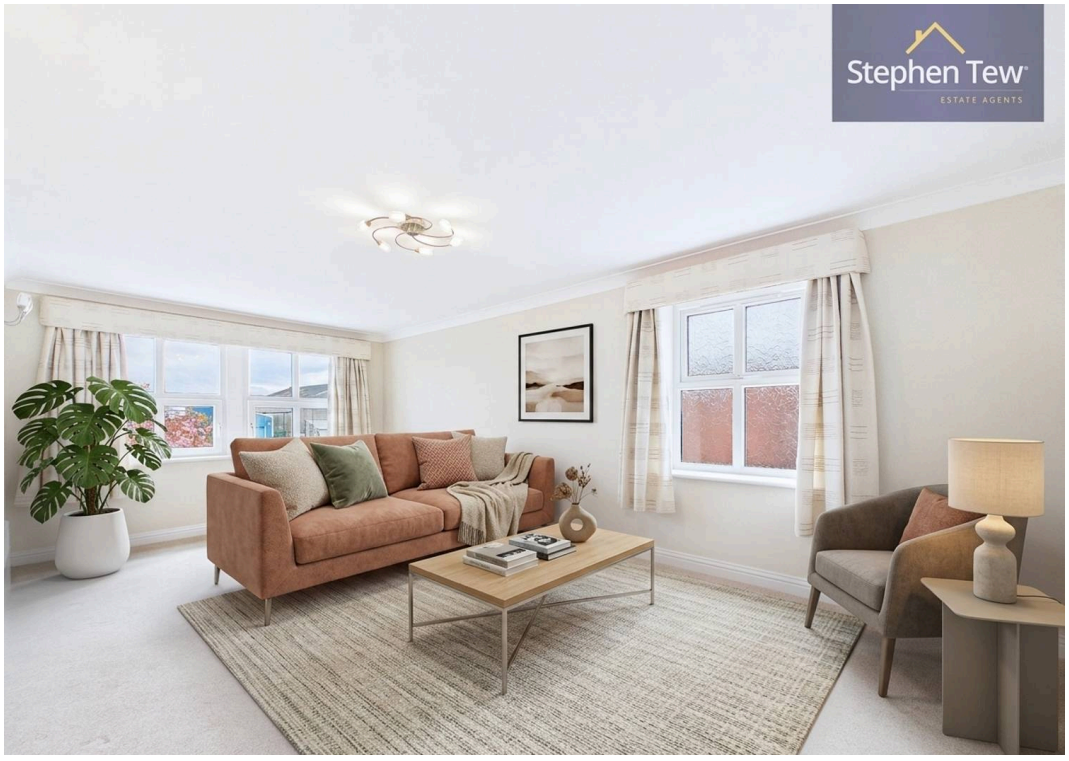
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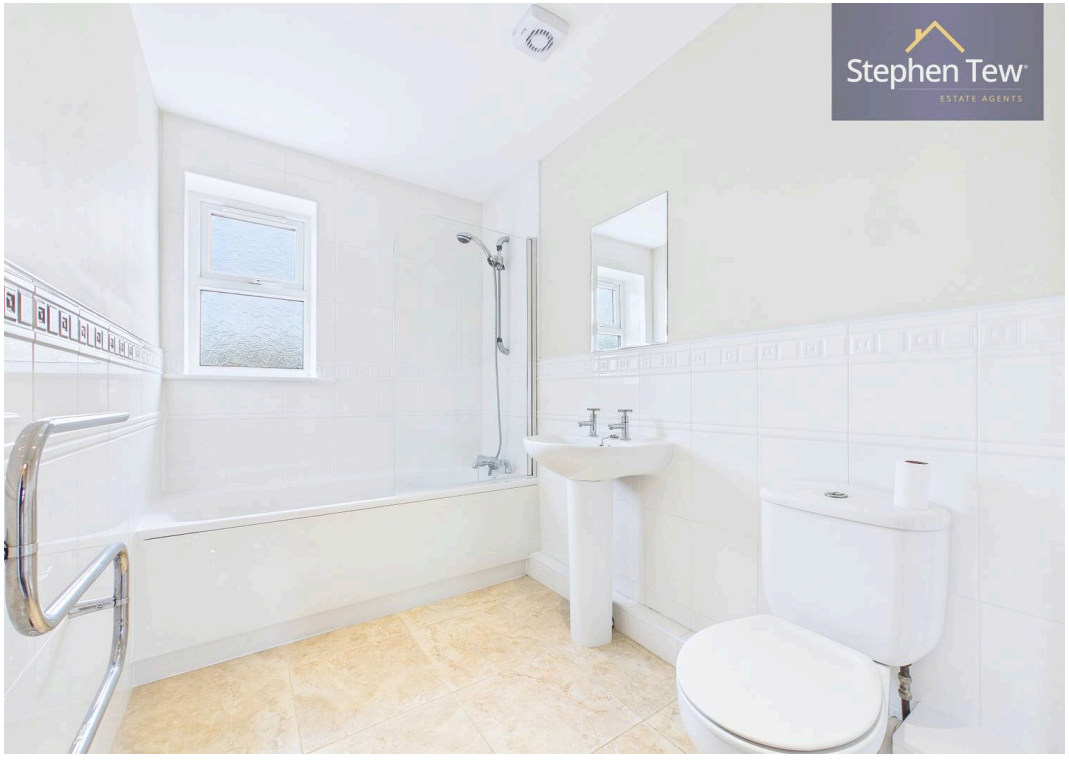
Bedroom 2
16' 1" x 7' 6" (4.91m x 2.28m)

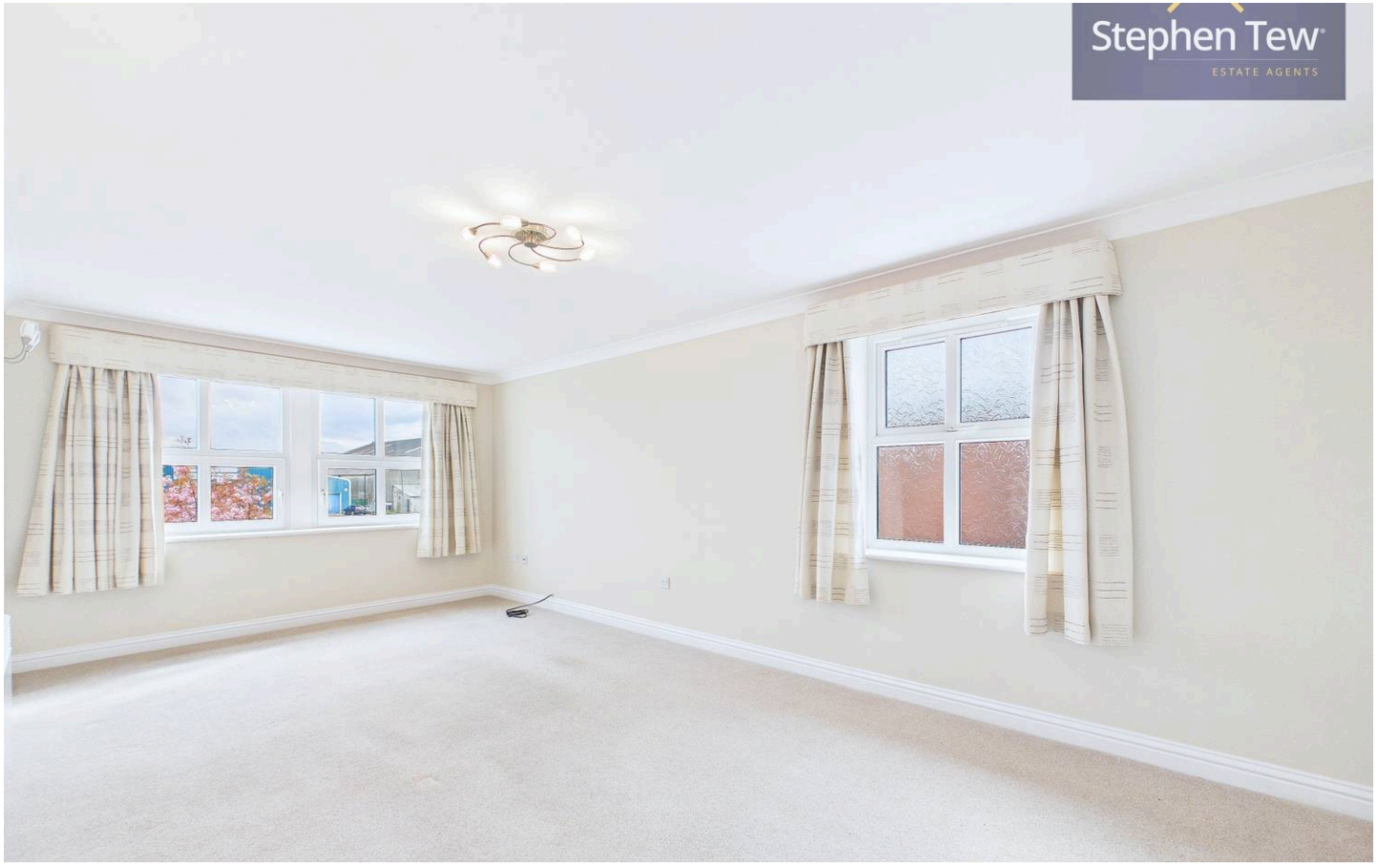
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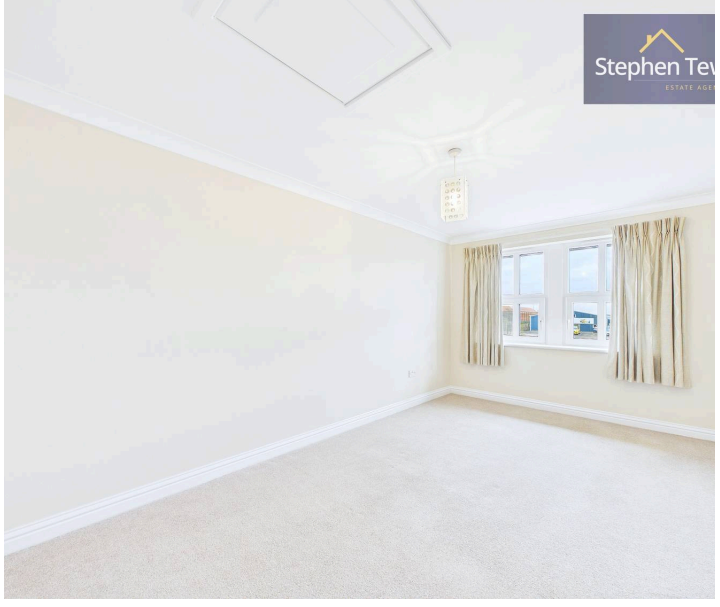

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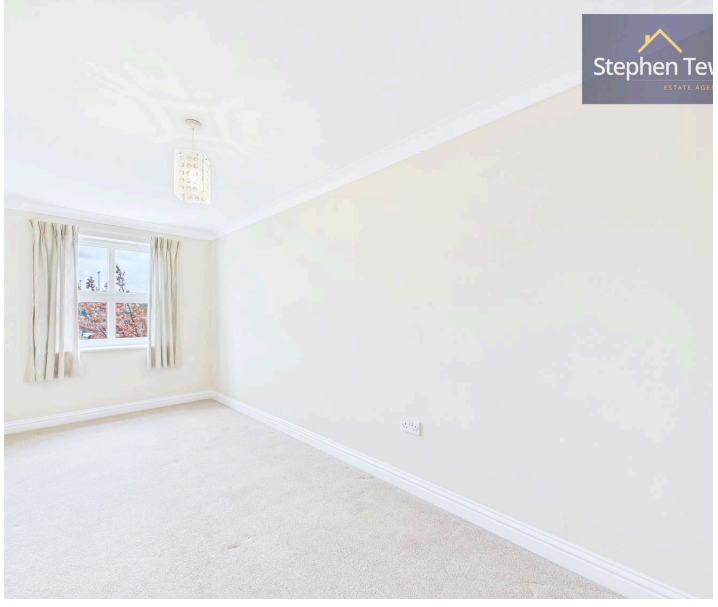

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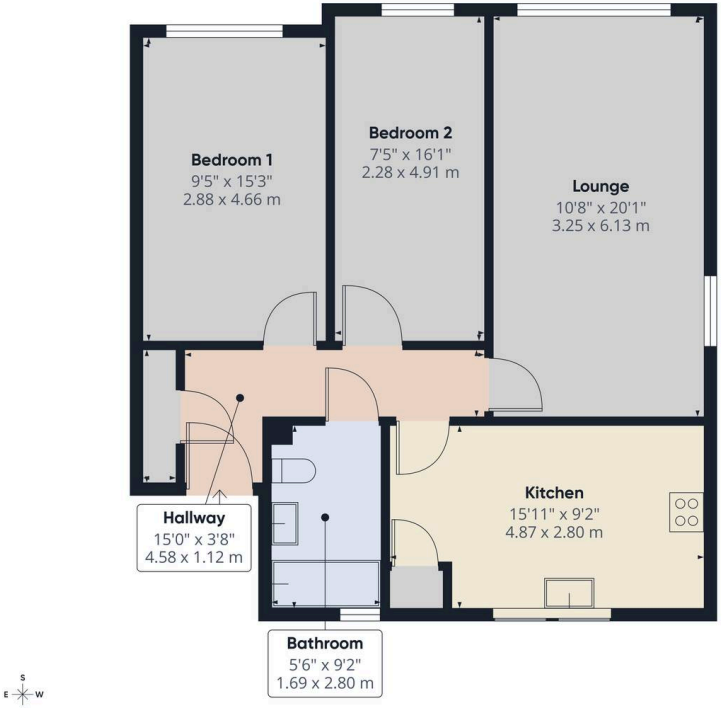




COMMUNAL GARDEN

ALLOCATED PARKING

1 Parking Space



Approximate total area(1)

767 ft²

71.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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