



## 2 bed flat to buy in FY4

Coastal Point, B12 Coastal Point,  
Blackpool, Blackpool, FY4 1RN

**£120,000** Starting Bid

🛏 x2 🚿 x2 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Purpose Built Second Floor Duplex Apartment. Located Within a Luxury Development.
- ✓ Entrance, Hallway, Lounge/Kitchen, Juliet Balcony, Bedroom With En-suite, 1st Floor Bedroom With
- ✓ Communal Gym/Fitness Centre.
- ✓ Immediate 'exchange of contracts' available

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120000

Nestled comfortably in a plush, purpose-built luxury development, this sophisticated two-bedroom apartment sets itself apart on the second floor offering the epitome of contemporary living. Stepping into the generously proportioned abode, residents are greeted by a secure communal entrance featuring an intercom system, guiding them into a tastefully designed hallway where the plushness of the interior is immediately apparent. The open-plan lounge and kitchen beckon with a Juliet balcony, infusing the apartment with natural light, creating a warm and inviting atmosphere. A master bedroom with en-suite bathroom promises relaxation and comfort, while the second bedroom located on the first floor ensures privacy and space. A highlight of this remarkable abode is the communal roof terrace boasting mesmerising views of the serene Irish Sea, providing an ideal spot to unwind and entertain guests. Residents also have access to the communal gym and fitness centre, promoting an active and healthy lifestyle, as well as the convenience of allocated parking within the development.

The allure of this exquisite apartment extends beyond its interiors to its outdoor spaces, offering a tranquil communal roof terrace where residents can revel in the beauty of the Irish Sea and soak in the picturesque views that stretch beyond the horizon. A designated car parking scheme ensures convenience and security for residents, allowing for stress-free parking arrangements within the development, while the communal roof terrace provides an ideal setting for social gatherings or solitary moments of peace. Whether unwinding after a long day or hosting guests for a delightful evening, the outdoor spaces of this apartment provide the perfect backdrop for a refined and sophisticated lifestyle. Experience the harmony of luxury living combined with modern amenities, all within the serene confines of this exceptional property.

We have been advised the property cannot be used as an Air bnb

Lounge/Kitchen

3.89m x 5.36m

Kitchen/Lounge

Bedroom 1

2.81m x 4.09m

En-Suite

1.11m x 2.38m

Bedroom 2

3.16m x 2.86m

On Site Communal Gym/Fitness Studio

Gym/Fitness Studio

Roof Terrace

Communal Roof Terrace

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 245

Annual Ground Rent Amount: £128.00

Annual Service Charge Amount: £1,255.00

Price: Starting Bid £120,000

Property Type: Flat

Parking: Allocated

Year built: 2020

Construction materials: Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Step Free Access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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