



1 Bedrooms

Flat

Per month

£600 Per  
"

Located in

Blackpool



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# GF 2a Brighton Avenue

Blackpool | | FY4 1HL

Move in February 1st charming Brighton Avenue in Blackpool, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 570 square feet, the property features one well-proportioned bedroom and a modern bathroom, making it an ideal choice for individuals or couples seeking a cosy living space.

The flat is situated in a residential area, providing a peaceful environment while still being close to local amenities. Residents will appreciate the ease of access to nearby shops, restaurants, and recreational facilities, ensuring that everything you need is just a short stroll away.

As part of the Blackpool local authority, the property falls under council tax band A, with annual charges amounting to £1,079. This makes it a financially sensible option for those looking to settle in this vibrant seaside town.

Whether you are a first-time buyer or an investor seeking a rental opportunity, this flat on Brighton Avenue presents a wonderful chance to enjoy the lively atmosphere of Blackpool while residing in a comfortable and well-located home. Don't miss the opportunity to make this charming flat your own.

# GF 2a Brighton Avenue

£600 Per month



- Move in February 1st this 1-bedroom flat
- Located on Brighton Avenue in Blackpool
- 570 sq ft of living space
- £1,079 annual council tax
- Under Blackpool council
- Ideal for singles or couples
- Council tax band A
- Residential road location
- 1 modern bathroom
- Viewing recommended

## Council Tax Band C

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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