

**FOR SALE**



**Clifton Court , Clifton Drive ,  
Blackpool**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £100,000**



  
**MARTIN&CO**



## 1 Clifton Court

- Spacious Ground Floor Apartment
- Large Living Room
- Two Double Bedrooms
- Family Bathroom with Walk in Shower
- Private Gated Parking and Garage to the Rear

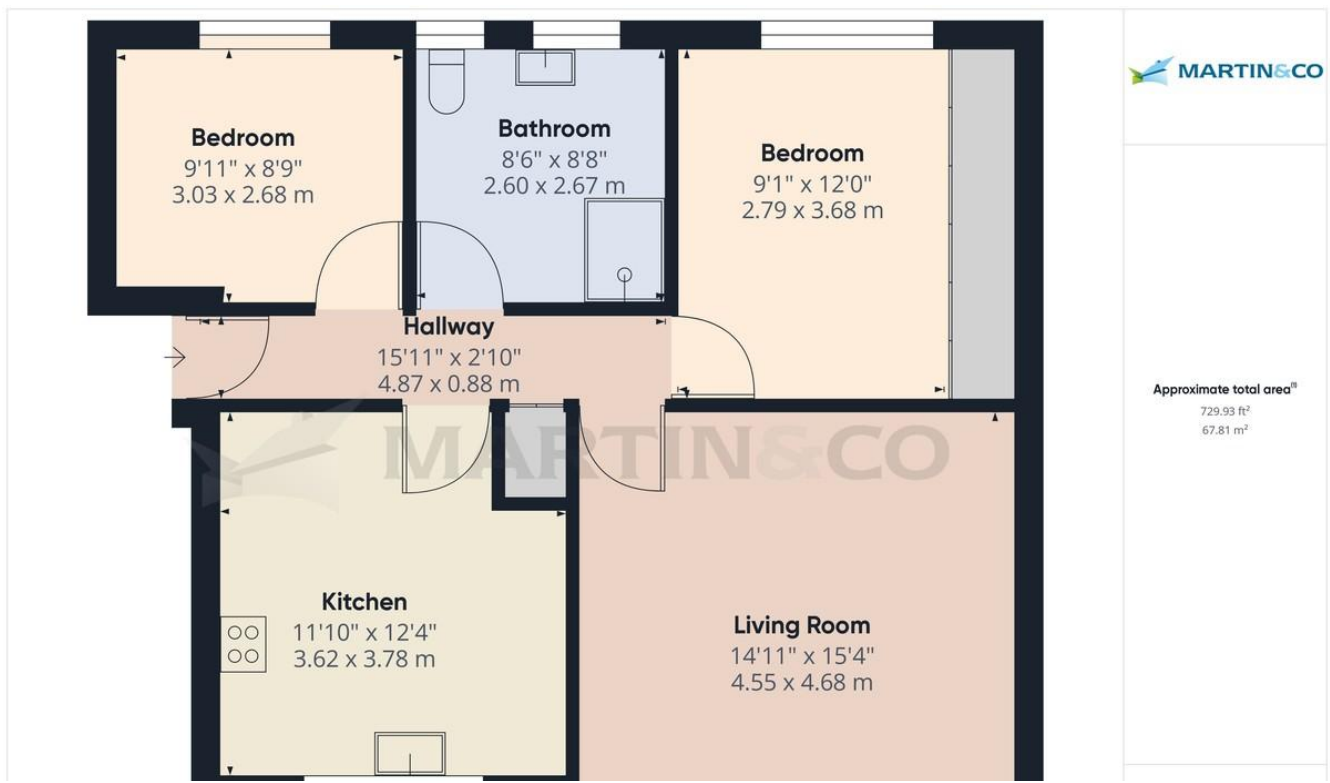
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		

Two Bedroom Ground Floor Apartment in the heart of South Shore Blackpool with easy access to the Beach, Promenade and city centre. With Two Spacious bedrooms, a modern kitchen, Fully Fitted Bathroom and a large living area this is an apartment that would be ideal for many types of buyers. Get in touch now to arrange your Viewing.

This Light & Bright Apartment with views to the rear over the communal gardens and to the front a short stroll to the lovely Promenade and Beach. As you enter into the main hallway with storage areas, an incredible benefit in any apartment.

The two double bedrooms each have double glazing installed and are all large enough for a double bed, wardrobes and storage with already fitted Mirrored Wardrobes in the main bedroom.

The Spacious living room has a view to the front aspect of the building with a feature fireplace making this a great area to relax and wind down after a busy day.



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.