

**Woodfield Lodge Apartments,  
28 Woodfield Road,  
Blackpool**

**REF: INV844L**

- \* **Investment Property Comprising 7 Self-Contained Permanent Flats, 5 Holiday Flats & 3 Bedroom Owners Apartment**
- \* **South Shore, Blackpool**
- \* **Close to Promenade & Amenities**
- \* **In Lovely Order Throughout**
- \* **Substantial 4 Storey Corner Property**
- \* **Car Parking for 9 Motor Vehicles**
- \* **Income In Excess of £53,000 per annum**
- \* **Garage**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this substantial 4 storey Investment Property for sale.

The property is situated in a prominent corner position in Woodfield Road in South Shore, Blackpool being close to the Promenade, Entertainments & Amenities.

The property comprises of 7 self contained permanent flats, 5 holiday flats and a 3 bedroom owners apartment as well as a large car park to the side of the property with a garage.

Viewing Recommended.

**Ground Floor**

Foyer leading to:  
Impressive Feature Hallway.  
Reception and Office.  
Utility Room.

**Flat 1**

Studio Holiday Apartment.  
Lounge/Kitchen/Diner with family bunk-beds.  
Shower and Toilet.

**Flat 2**

Studio Holiday Apartment.  
Lounge/Kitchen/Diner with twin beds.  
Shower and Toilet.



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**Private Accommodation**

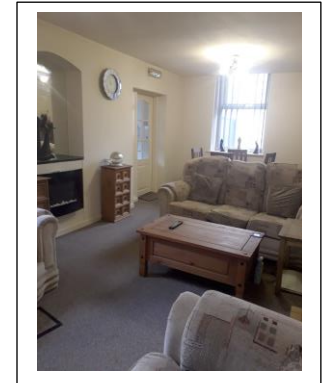
Lounge/Dining Room.

Fitted Kitchen.

Bedroom.

Bathroom comprising three piece suite with shower over bath.

Internal Staircase leading to:



**Lower Ground Floor – Residents Bar – The Stumble Inn**

Bar Lounge with fitted bar, flat screen TV and pool table.

Toilet.

**First Floor – Private Accommodation continued..**

2 Bedrooms.

**Flat 4**

Holiday Apartment.

Lounge/Kitchen/Diner.

Family Bedroom.

Shower and Toilet.

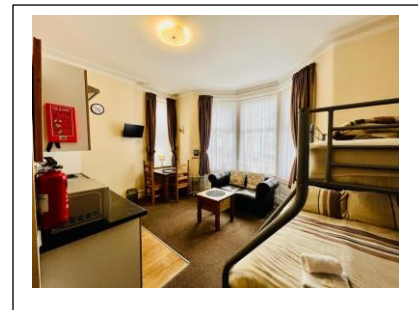


**Flat 5**

Studio Holiday Apartment.

Lounge/Kitchen/Diner/Bedroom.

Shower and Toilet.



**Flat 6**

Holiday Apartment.

Lounge/Kitchen/Diner/Bedroom.

Family Bedroom.

Shower and Toilet.

**Second Floor**

**Flat 8**

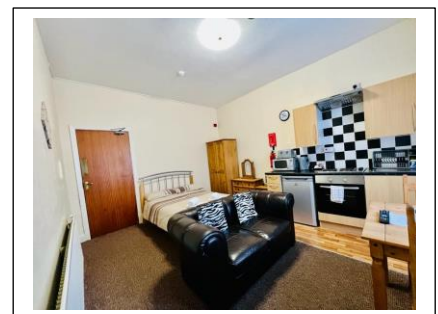
Permanent Flat.

Lounge/Kitchen/Diner.

Bedroom.

Shower and Toilet.

Currently Let at £100 per week.



**Flat 9**

Studio Permanent Flat.

Lounge/Kitchen/Diner/Bedroom.

Shower and Toilet.

Currently Let at £90 per week.

**Flat 10**

Permanent Flat.  
Lounge/Kitchen/Diner.  
Bedroom.  
Shower and Toilet.  
Currently Let at £100 per week.

**Flat 11**

Permanent Flat.  
Lounge.  
Kitchen/Diner.  
Bedroom.  
Shower and Toilet.  
Currently Let at £110 per week.

**Third Floor**

**Flat 12**

Studio Permanent Flat.  
Lounge/Kitchen/Diner/Bedroom.  
Shower and Toilet.  
Currently Let at £85 per week.

**Flat 13**

Studio Permanent Flat.  
Lounge/Kitchen/Diner/Bedroom.  
Shower and Toilet.  
Currently Let at £80 per week.

**Flat 14**

Studio Permanent Flat.  
Lounge/Kitchen/Diner/Bedroom.  
Shower and Toilet.  
Currently Let at £80 per week.

**EXTERIOR:** Paved garden area to the front of the property with seating for guests. Car park to the side of the property providing parking for approx. 9 motor vehicles. Car park to the rear of the property providing parking for 1 motor vehicle. Garage.

**AGENTS NOTES:** All holiday flats have card operated electric meters. All permanent flats have coin operated electric meters. The property is centrally heated and has double glazing.

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**BUSINESS:** We are informed the permanent flats draw when fully let £33,556 per annum. The holiday flats draw approx. £16,000 per annum. An additional income from the car parking draws £3,656 per annum. Total Income: £53,212 per annum.

**TENURE:** Freehold.

**PRICE:** £385,000

**VIEWING:** By appointment through Kenricks 01253 420420.

