

**Apartment 8, Lynton Apartments
227 Promenade
Blackpool**

REF: INV582M

- * **Investment Property Comprising a Self-Contained Holiday Studio Apartment**
- * **Central Promenade, Blackpool**
- * **Superb Sea Front Location**
- * **Second Floor with Sea View**
- * **Tremendous Potential**
- * **Priced to Sell**
- * **Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION** On Behalf of Pattinson Auctions Kenricks are pleased to offer this Investment Property comprising a second-floor Self-Contained Holiday Studio Apartment for Sale.

This second-floor apartment is situated within The Lynton Apartments in a prominent position on Blackpool's Central Promenade, ideally situated close to Central Pier, Pleasure Beach and Town Centre amenities.

The apartment is one of 11 apartments within this three-storey promenade property operating as Holiday Apartments / Service Accommodation and benefits from having a superb sea view.

Viewing is Recommended.

The property is currently trading on Booking.com.

Communal Entrance leading to:
Hallway
Internal Staircase

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Second Floor

Apartment 8

Main Entrance leading to:

Small Entrance Area.

Open Plan Lounge / Bedroom / Diner / Kitchen with fitted wardrobes and fold down double bed, and a patio door opening to a Juliet Balcony with sea view. The Kitchen has fitted wall and base units and a breakfast bar.

Bathroom with 3-piece suite comprising bath, toilet and sink.



AGENTS NOTES: The property is double glazed and has electric heating.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We are informed the potential income is £20,000 pa.

TENURE: Virtual Freehold. We are informed there is a 999 year lease with ground rent at £1 pa and a service charge of approx. £600 pa.

STARTING BID: £ 22,500.

VIEWING: By appointment through Kenricks 01253 420420



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