

**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: \*\* AUCTION SALE \*\*** 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.

Communal Entrance leading to:  
Hallway  
Internal Staircase

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**Second Floor**

**Apartment 8**

Main Entrance leading to:

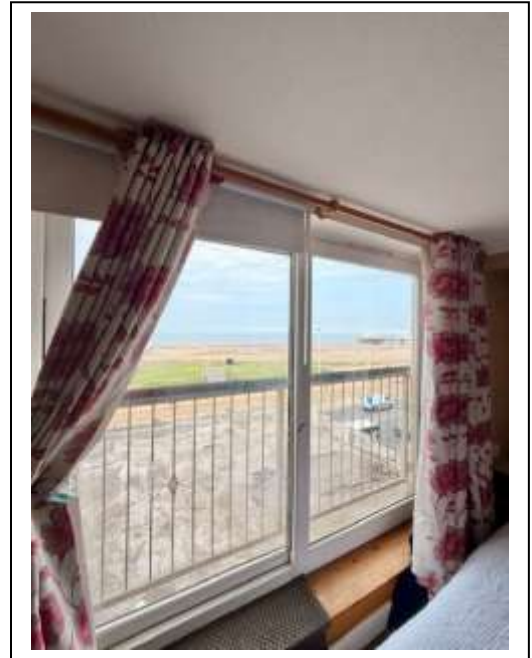
Small Entrance Area.

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:** £ 32,500.

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



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