9-11 Crystal Road
Blackpool

REF: INV652M

*** 14 Self Contained Permanent Flats**
*** South Shore, Blackpool**
*** Close to Promenade, Entertainments & Amenities**
*** 2 Storey Double Fronted End Terraced Property**
*** Income £78,780 per annum**
*** Priced to Sell**
*** Car Parking for 8 Motor Vehicles**
*** Retirement Sale**
*** Viewing Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer these 14 Self-Contained Permanent Flats for sale.

This two storey double fronted end terraced property is situated in South Shore, Blackpool being close to the Promenade, entertainments and amenities.

The majority of the flats are tenanted.

Priced to sell with a potential yield of 17.5%

Viewing recommended.

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Ground Floor
Communal Entrance leading to:
Vestibule
Hallway.

Flat 1
Lounge / Kitchen
1 Bedroom.
Bathroom comprising shower, toilet and washbasin.

Flat 2
Lounge / Kitchen
1 Bedroom.
Bathroom comprising shower, toilet and washbasin.

Flat 2a
Lounge / Kitchen
1 Bedroom.
Bathroom comprising shower, toilet and washbasin.

Flat 3
Lounge / Kitchen
1 Bedroom.
Bathroom comprising shower, toilet and washbasin.

Flat 6
Lounge / Kitchen
1 Bedroom.
Bathroom comprising shower, toilet and washbasin.

First Floor

Flat 4
Lounge / Bedroom/ Kitchen
Bathroom comprising shower, toilet and washbasin.

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Flat 4a
Lounge / Kitchen
1 Bedroom.
Bathroom comprising shower, toilet
and washbasin.

Flat 5
Lounge / Bedroom/ Kitchen
Bathroom comprising shower, toilet
and washbasin.

Flat 7
Lounge / Bedroom/ Kitchen
Bathroom comprising shower, toilet
and washbasin.

Flat 8
Lounge / Bedroom/ Kitchen
Bathroom comprising shower, toilet
and washbasin.

Flat 9
Lounge / Bedroom/ Kitchen
Bathroom comprising shower, toilet
and washbasin.

Flat 10
Lounge / Kitchen
1 Bedroom.
Bathroom comprising shower, toilet
and washbasin.

Flat 11
Lounge / Bedroom/ Kitchen
Bathroom comprising shower, toilet
and washbasin.

Flat 12
Lounge / Bedroom/ Kitchen
Bathroom comprising shower, toilet
and washbasin.

EXTERIOR; Large Enclosed Garden to the rear. Car park to the side and rear providing parking for 8 motor vehicles.

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AGENTS NOTES: The property is part double glazed and has an L2 Fire System installed.
Each flat has its own electric Metro Meter installed.
Flats 2a and 3 have gas central heating and pay for their own supply, the remaining flats have electric heating.
The landlord pays the water rates.
The property has loft insulation, internal wall insulation and storage heaters, the EPCs have not been updated accordingly.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS:
When let flats 1,2,2a and 3 draw £500 pcm.
Flats 4, 4a, 7, 8 and 11 draw £450 pcm
Flats 5 draws £480 pcm
Flat 6 draws £455 pcm
Flat 9 and 12 draw £430 pcm
Flat 10 draws £520 pcm
Annual income when fully let is £78,780 per annum

TENURE: Freehold.

STARTING BID: £410,000

VIEWING: By appointment through Kenricks 01253 420420.