

Ref: 0PM601K

**Flat 4
117 Saville Rd
Blackpool
FY1 6JS**

- **1 Double Bedroom**
- **Part-Furnished**
- **Open plan Kitchen/Lounge**
- **Gas Central Heating**
- **Close to Shops**
- **Transport Links**
- **Quiet Location**



We are pleased to offer this newly refurbished spacious Top Floor 1 Bedroom Flat. Located close to vibrant centre of South Shore and in easy access to Aldi, the Blackpool Football Ground, Odeon Cinema complex. Easy access to the motorway.

House Entrance:

UPVC Door leading into a communal hallway, recently refurbished, housing Electric Meters

Flat Entrance:

Situated on the top floor the flat is accessed via the communal hallway and then a steep set of private access stairs leading to a landing area

Lounge/Kitchen:

Spacious lounge with UPVC window. The lounge is warmed by a flamed effect electric fire. Newly Fitted carpets and decorated in neutral tones. Part Furnished with Brown Leather settee, wooden dining table & chairs, media table, floor standing lamp.



Kitchen:

The kitchen consists of gas oven/hob, black granite effect worktops, wood effect cupboards and wood effect cushion flooring. Fridge included.

Ref: 0PM601K

Bedroom:

Substantial large double bedroom comprising of newly laid brown carpets, UPVC window, gas central heating and decorated in neutral tones.



Bathroom:

The bathroom comprises of 3 piece suite with overhead shower to the bath, cushion flooring. Velux window



Benefits Considered

Workers Aged over 35 preferred

Smokers Yes

Children No

Pets No

On Street Residents Parking via Permit

Guide Rent: £347 PCM (£80pw)

Guide Bond £200.00

One Months Rent & Bond payable in Advance

All Applicants Are Subject to Reference And Credit Checks