



Grizedale Court, Forest Gate, Blackpool, FY3 9AP
Starting Bid £39,995

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- NO CHAIN
- Well Presented Apartment
- Close to Victoria Hospital & Stanley Park
- Residents Communal Lounge
- Laundry Room
- On-Site Manager
- Lift to all Floors

Grizedale Court, Forest Gate, Blackpool

For Sale by Online Auction with a Starting Bid of £39,995. Terms & Conditions Apply. See WebbMove for all of the Auction Details.

Exclusive to the over 60s is this well presented one bedroom apartment which is easily accessible by lift. The apartment complex "Grizedale Court" is much sought after due to its excellent location which is in easy reach of all local amenities including shops, bus routes, Blackpool Victoria Hospital, Stanley Park & Blackpool Town Centre. On-site you will find a residents communal lounge, laundry facilities, an on-site manager and a lift to all floors.

Viewings are available either in person or via our 360 virtual tour.

HALLWAY

7' 2" x 5' 8" (2.19m x 1.75m)

LOUNGE

13' 6" x 12' 7" (4.12m x 3.85m)

KITCHEN

7' 10" x 5' 8" (2.40m x 1.75m)

BEDROOM

8' 3" x 9' 6" (2.53m x 2.91m)

BATHROOM

7' 6" x 5' 11" (2.30m x 1.81m)

COMMUNAL GARDENS & ALLOCATED PARKING

COVERAGE

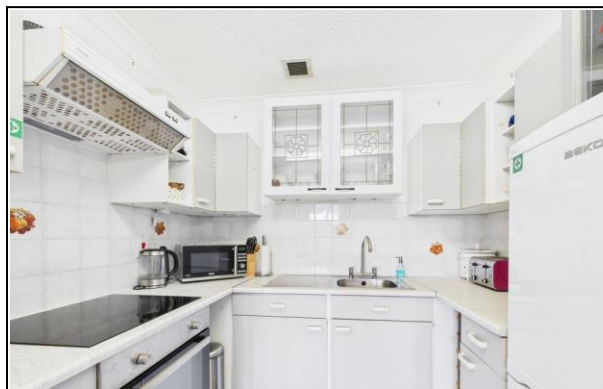
BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
verified before a bid(s) can be placed.
Lettings Ltd.



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TENURE

The property is **Leasehold**

COUNCIL TAX

Band "**B**"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

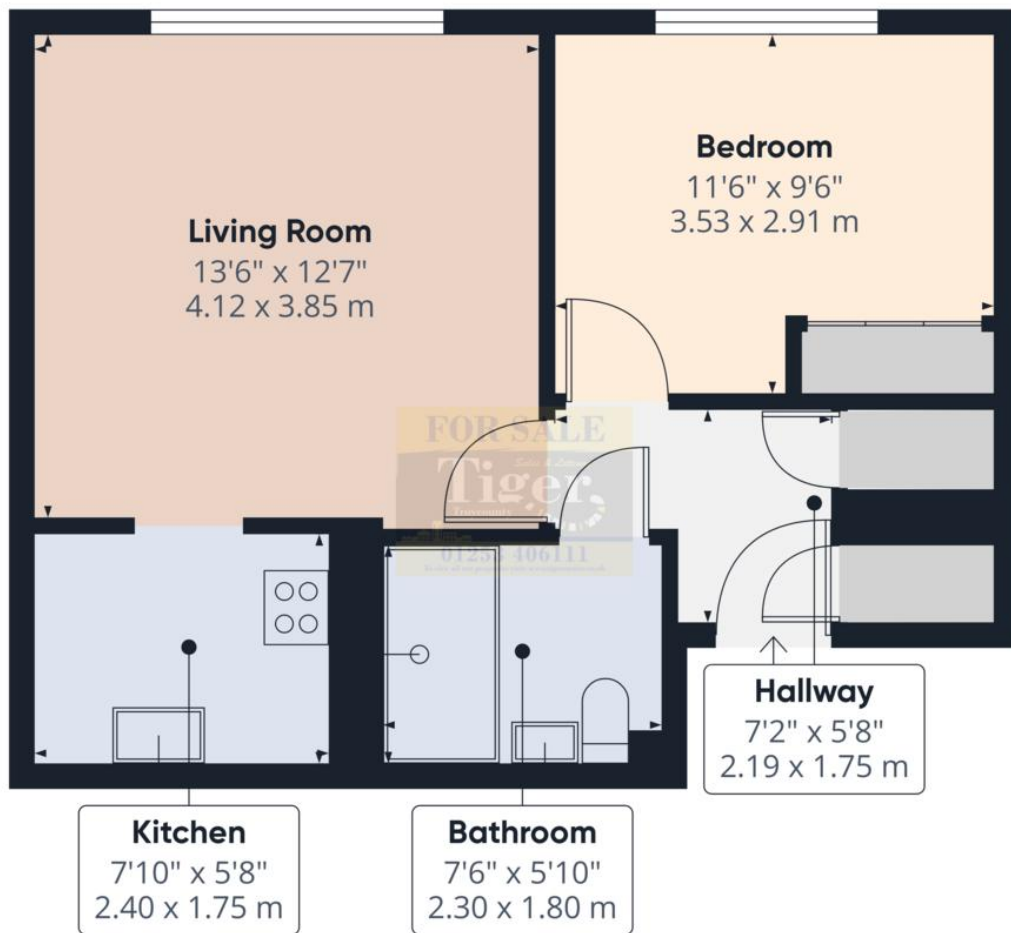
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

17/03/2025



Grizedale Court, Forest Gate, Blackpool



Approximate total area⁽¹⁾
437.13 ft²
40.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360