



**8 Lotus Drive , Carr Bridge Residential Park, Blackpool, FY4 5RN**

**Price: £99,950**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>	<b>64</b>	

- Two Bedroom Park Home
- Well Presented Throughout
- \*\*\* Over 55's Only \*\*\*
- Private Residential Park
- No Onward Chain Delay
- 360 Virtual Tour Available
- Viewing Comes Highly Recommended
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# 8 Lotus Drive , Carr Bridge Residential Park, Blackpool

Tiger Sales Introduce To The Market This Very Well Presented And Ready To Walk Into Two Bedroom Park Home On The Popular Carr Bridge Residential Park. Available With The Convenience Of No Onward Chain Delay!

Internally There Is A Spacious Lounge With Attractive Fireplace, A Dining Area, A Kitchen With Plenty Of Storage, Two Double Bedrooms Both Of Which Have Fitted Wardrobes And A Modern Fitted Shower Room.

Externally There Is Low maintenance Flagging, Bin Store Area And Some Raised Beds With A Range Of Plants And Shrubs.

Site Fee's - £120 - Per Month  
Council Tax Band - A - £120.00 Per Month

For Your Viewing Call Tiger Sales Today.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **Freehold**

### COUNCIL TAX

Band "A"

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



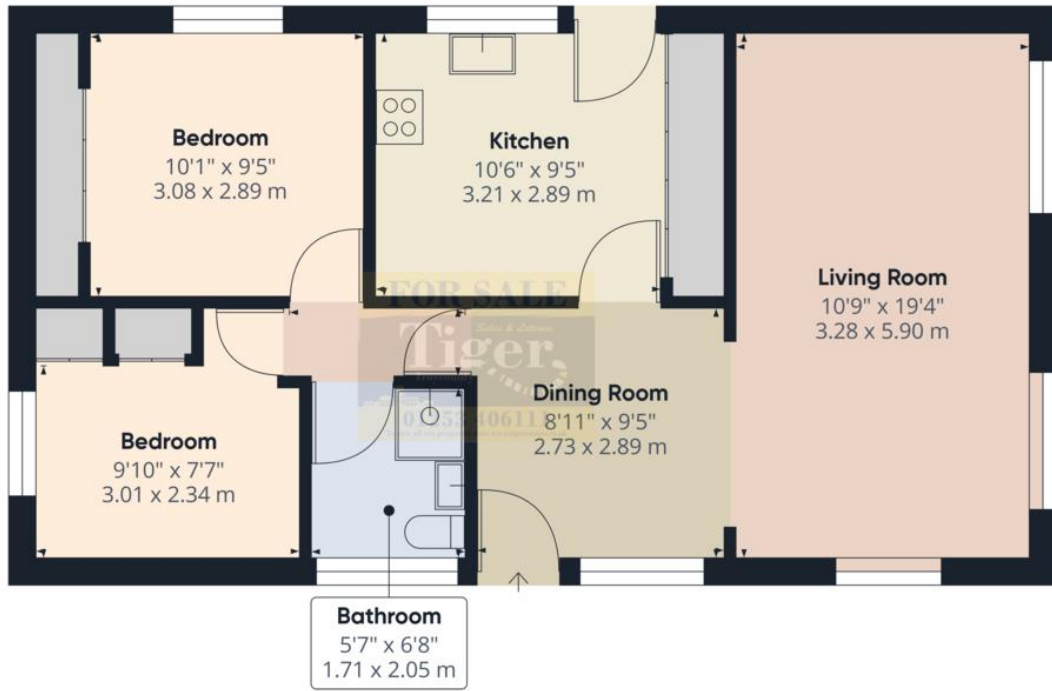
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purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

17/01/2024



# 8 Lotus Drive, Carr Bridge Residential Park, Blackpool



Approximate total area<sup>11</sup>  
682.85 ft<sup>2</sup>  
63.44 m<sup>2</sup>

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.

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