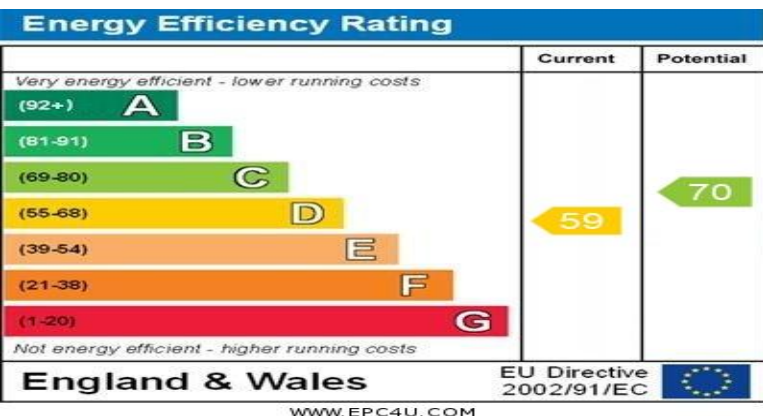




**St. Annes Road, Blackpool, FY4 2QN**

**Asking Price: £74,500**



- Ground Floor Flat
- Investment Opportunity
- Sold with Tenant-in-Situ
- Current Rental Income £625 PCM
- 9.3% Gross Yield
- Large Gardens & Off-Street Parking
- Close to Local Amenities & Retail Park
- Ideal Future Retirement Property

# St. Annes Road, Blackpool

This well-presented one-bedroom ground floor flat offers a fantastic opportunity for investors or those planning ahead for a comfortable home in later years. Currently tenanted and achieving £625 PCM (approximately 9% yield), the property is being sold with the tenant in situ, providing immediate rental income from day one.

The flat itself is light, airy and generously proportioned throughout, with a spacious layout that creates a comfortable and practical living environment. Being positioned on the ground floor, it also benefits from excellent outdoor space, perfect for relaxing, gardening, or simply enjoying some fresh air - a rare feature for flats of this type.

Externally, the property also offers the added convenience of off-street parking, making it attractive for both tenants and future owner-occupiers.

Situated within a popular and well-established residential area, the property enjoys easy access to a wide range of local amenities. Highfield Road, known for its variety of independent shops, cafés and eateries, is close by, while excellent bus routes provide convenient transport links. The location is also ideally positioned for Blackpool Retail Park and Blackpool Airport, making it highly practical for everyday living.

Whether you're looking for a ready-made investment with strong yield or a future home that would be perfect for downsizing or retirement, this spacious and well-located property ticks all the boxes.

## **COVERAGE** BROADBAND

We are advised that the property can obtain Fibre to the Cabinet (FTTC)

## MOBILE DATA

We are advised that you are likely to have good 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>

## **TENURE**

The property is **Leasehold**



# St. Annes Road, Blackpool

## COUNCIL TAX

Band "A"

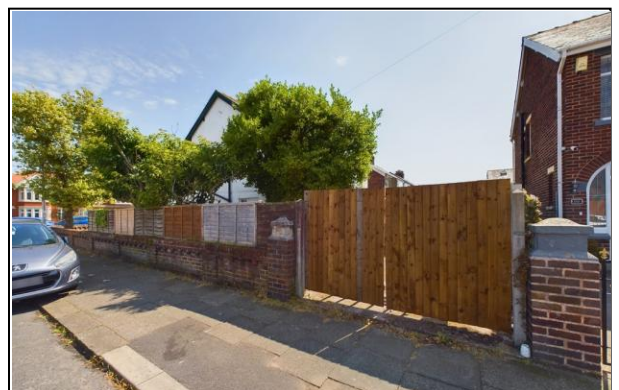
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
<b>A</b>	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
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.

10/03/2026



St. Annes Road, Blackpool