



35 Admiral Heights, Queens Promenade. FY2 9GJ

£118,950

A Purpose Built One Bedroom Apartment, sitting on the fourth floor, and offering simply STUNNING VIEWS - What a fantastic first time buy/down size/holiday home. Lovely presentation throughout and sold with NO ONWARD CHAIN.

- Open plan Living Area
- Sea facing Balcony
- Modern style Kitchen
- Modern style Bathroom
- Spacious Bedroom also with Balcony access
- Residents parking
- Communal gardens

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1948.



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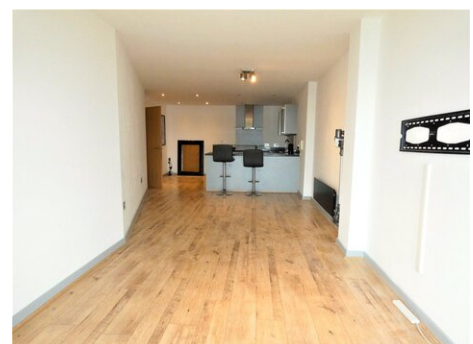
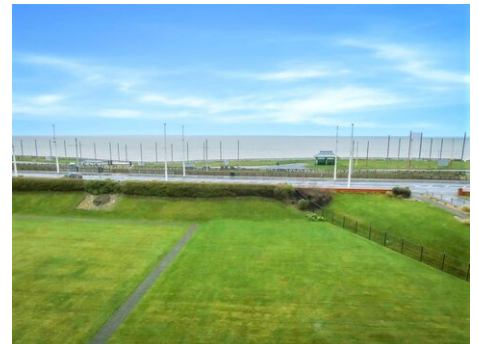
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Communal Entrance: Lift to all floors.

Private Entrance:

Hall: Walk in cupboard with plumbing for washing machine, Wood effect laminate flooring, Electric wall heater.

Open Plan Lounge/Kitchen: 32'6" x 13'1" (9.91 m x 3.99 m) TV point, Double glazed picture window and door to balcony, Electric wall heater, Modern style fitted base units with complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor over, Single drainer circular sink, Integrated fridge and freezer,

Bedroom: 17'5" x 9'2" (5.31 m x 2.79 m) TV point, Double glazed window and door to balcony, Electric wall heater.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin Low flush WC, Part tiled walls, Tiled floor, Built in cylinder cupboard, Extractor fan, Towel heater radiator.

Outside:

Gardens: Communal gardens.

Heating: Electric heating (NOT TESTED).

Parking: Residents parking.

Tenure: We have been informed that the property is leasehold; 125 years from 01/01/2004 - £285 per month. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)

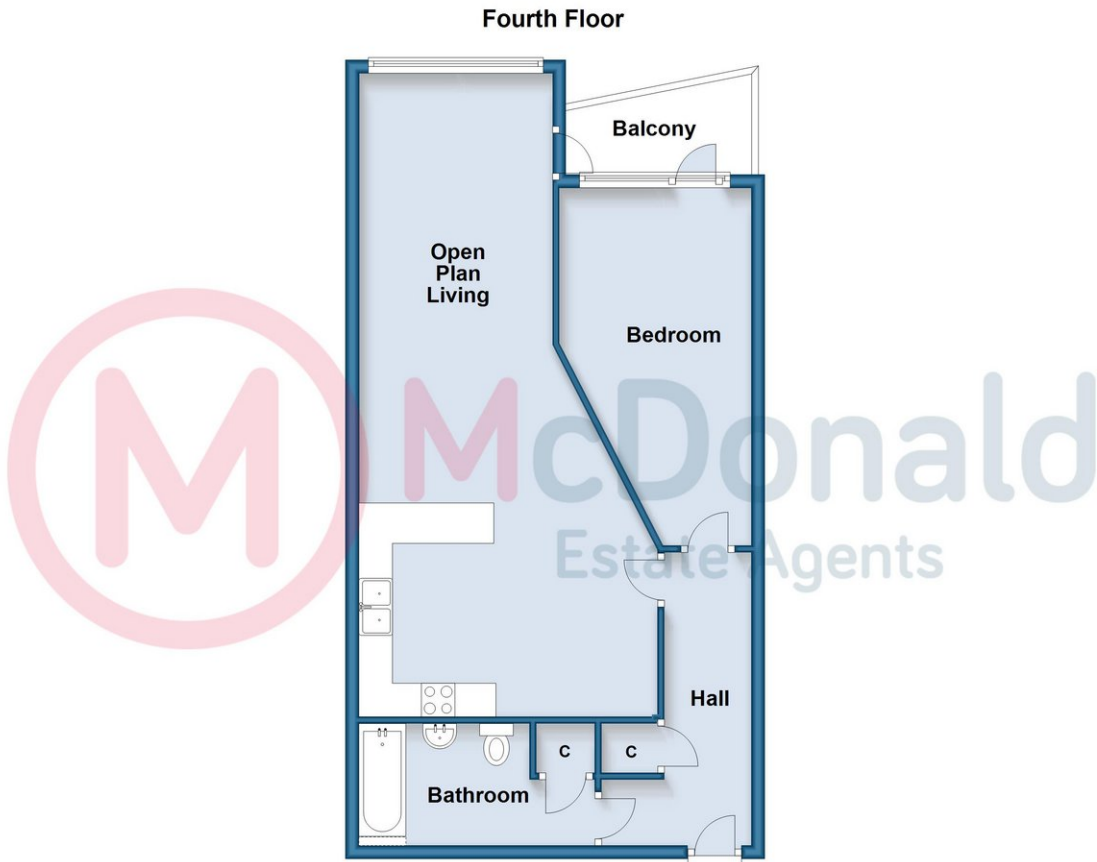


Directions: Take Red Bank Road to the seafront. Turn left onto the Promenade. Admiral Heights is a short way along on the left hand side (the northern block).

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Admiral Heights

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