



1 Queens Court, Queens Promenade,
Bispham, Blackpool, FY2 9PG

£119,950

A BEAUTIFUL purpose built, ground floor apartment situated in a prime spot on Queens Promenade.

- STUNNING apartment
- Two bedrooms
- Gorgeous kitchen/diner
- Private terrace area
- Residents parking
- Promenade location
- Beautiful
- modern wet room
- Tastefully decorated throughout



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Communal Entrance:

Communal Hallway: Stairs to all floors.

Private Entrance:

Hallway:

Lounge: 14'5" x 11'6" (4.40 m x 3.50 m) Feature fireplace with decorative inset and recessed LED lights, UPVC double glazed door and window overlooking terrace area, Recessed LED lighting, Radiator.

Kitchen: 9'2" x 8'6" (2.80 m x 2.60 m) Stunning modern fitted wall and base cupboard units with complementary work surfaces, Integrated washing machine, Integrated oven and hob with extractor over, Stainless steel sink, Space for fridge freezer, Pull out dining table, UPVC double glazed window overlooking gardens.

Bedroom 1: 12'6" x 10'10" (3.80 m x 3.30 m) Fitted storage, Wall mounted fan, UPVC double glazed window, Radiator.

Bedroom 2: 8'10" x 8'10" (2.70 m x 2.70 m) Storage cupboard, UPVC double glazed window, Radiator.

Wet Room: Gorgeous fitted wet room comprising; Shower, Low flush WC, Pedestal wash basin, Two UPVC double glazed windows.

Outside:

Private Terrace:

Communal Gardens:

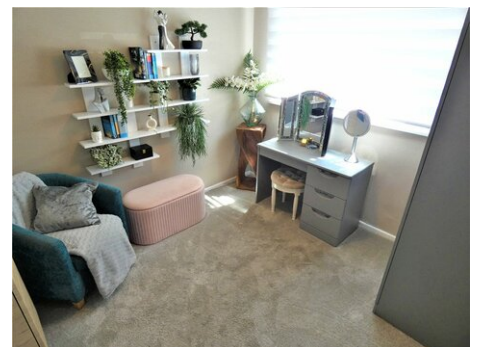
Parking: Residents parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Remainder of 990 years, Ground rent £5 per annum, Service charge £84 per month includes building insurance. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1771.00 (2024/25)

Additional Information: -FENSA certificate seen for new windows/doors 2021-Gas safe/installation certificate seen for new boiler 2022



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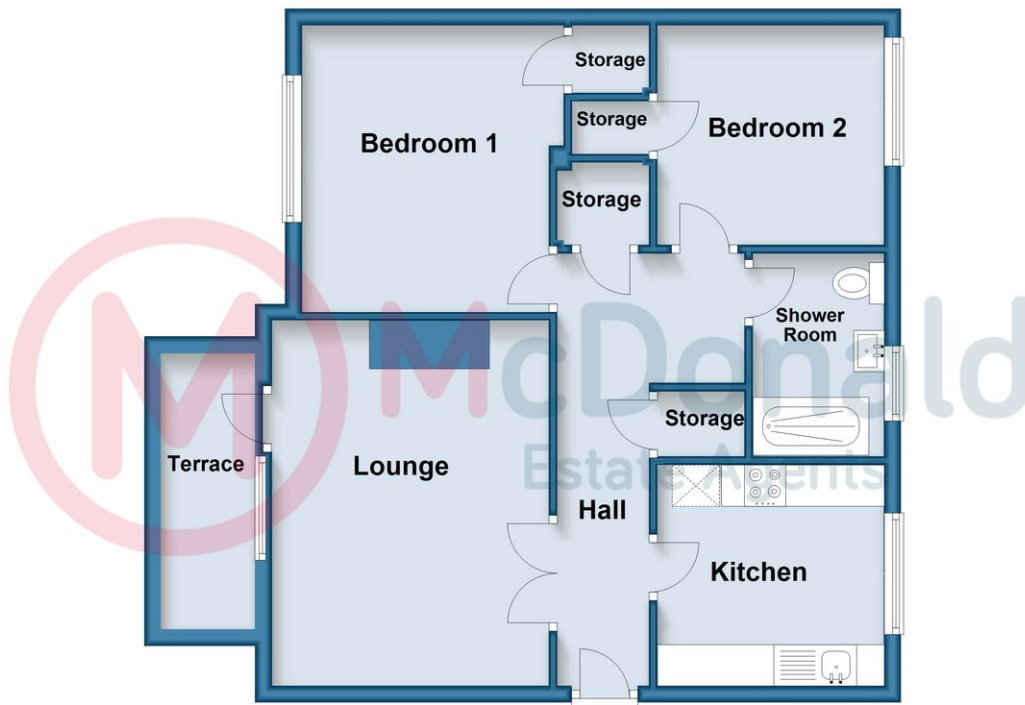
Directions: Travel along Red Bank Road towards the sea front turning left onto Queens Promenade, Queens Court is on the corner of Duchess Drive the sixth turning on your left.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Queens Court

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