



20 Admiral Heights, 164 Queens Promenade, Bispham, Blackpool, FY2 9GJ

£144,950

***** SEA FRONT APARTMENT / INVESTMENT OPPORTUNITY *****

This SPACIOUS second floor apartment commands excellent VIEW OF THE IRISH SEA from its WEST facing private BALCONY.

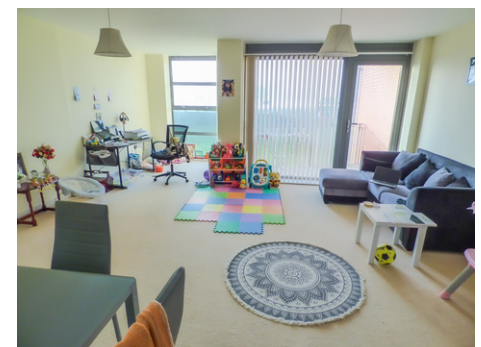
With two DOUBLE bedrooms, a modern family bathroom and EN-SUITE to the master bedroom and a large open plan lounge and kitchen area.

- SEA views
- Two DOUBLE bedrooms
- TWO bathrooms
- LARGE lounge
- STYLISH fitted kitchen
- WEST facing BALCONY



McDonald
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Ground Floor:

Communal Entrance: Security intercom, staircase and lift to all floors. (NB: make sure you enter the south block of the two parts of Admiral Heights)

Second Floor: Communal Landing and access to Apartment number 20.

Hallway: Large hallway with access to two generous storage cupboards.

Lounge: 20'8" x 17'2" (6.30 m x 5.23 m) Two electric heaters, Double glazed windows and patio door to balcony, Open directly to kitchen.

Balcony: Timber decking, Excellent views cross the Irish Sea.

Kitchen: 10'2" x 7'7" (3.10 m x 2.31 m) Modern fitted wall and base cupboard units with complementary worktops, Stainless steel sink, Built in oven and hob with extractor hood, Breakfast bar.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Extractor fan, Heated towel rail/radiator.

Bedroom 1: 14'3" x 11'0" (4.34 m x 3.35 m) Double glazed window, Electric heater.

Bedroom 2: 14'0" x 10'0" (4.27 m x 3.05 m) Double glazed window, Electric heater.

En-Suite: Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Extractor fan, Heated towel rail/radiator.

Outside: Communal gardens, Mainly lawned with flowered beds.

Parking: Allocated parking space plus visitors parking

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold (125 years from 2005) Service and block charges are currently approximately £260 pcm. Ground rent £125 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2024.00 (2024/25)



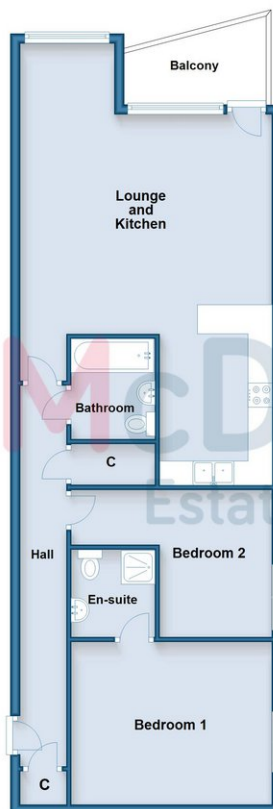
Directions: Take Red Bank Road to the seafront. Turn left onto the Promenade. Admiral Heights is a short way along on the left hand side.

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			86
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Admiral Heights

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