



1 Holroyd Court, Queens Promenade,
Bispham, Blackpool, FY2 9JH

£119,950

Occupying a lovely **GROUND FLOOR** spot at the front of the development with a Westerly facing outlook, and a private door on to a garden area, this **TWO BEDROOM Retirement Apartment** offers deceptively well proportioned accommodation all immaculately presented throughout. Holroyd Court itself is a purpose built retirement development (over 60's) which offers the peace of mind of a house manager and emergency call system, residents lounge, guest suite, and laundry room. Sold with **NO ONWARD CHAIN** and **NEEDS TO BE SEEN**.

- Large lounge
- Modern style Kitchen and Bathroom
- Two Bedrooms
- UPVC double glazing
- Patio and garden area
- Residents' parking

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Communal Entrance:

Private Entrance:

Hall: Walk in cupboard, Coved ceiling, Electric heater, UPVC double glazed window.

Lounge: 28'3" x 13'9" (8.61 m x 4.19 m) Fireplace, TV point, Coved ceiling, UPVC double glazed windows and door, Electric heater.

Kitchen: 7'7" x 7'3" (2.31 m x 2.21 m) Wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor, Plumbed for washing machine, UPVC double glazed window, Electric wall heater.

Bedroom 1: 16'5" x 9'1" (5.00 m x 2.77 m) Fitted and built in wardrobes and storage, TV point, UPVC double glazed window, Electric heater.

Bedroom 2: 19'4" x 9'1" (5.89 m x 2.77 m) Coved ceiling, UPVC double glazed window, Electric wall heater.

Bathroom: Three piece bathroom comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls, Coved ceiling, Electric wall heater, Extractor.

Outside:

Gardens: Communal gardens.

Parking: Residents' parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 125 years from February 2004; Ground rent: £225 for six months; Service charge of £2,076.90 was paid for the period of 1 Sept 2024 to 28 Feb. 2025 (6 months) . Prospective purchasers should seek clarification of this from their Solicitors.

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



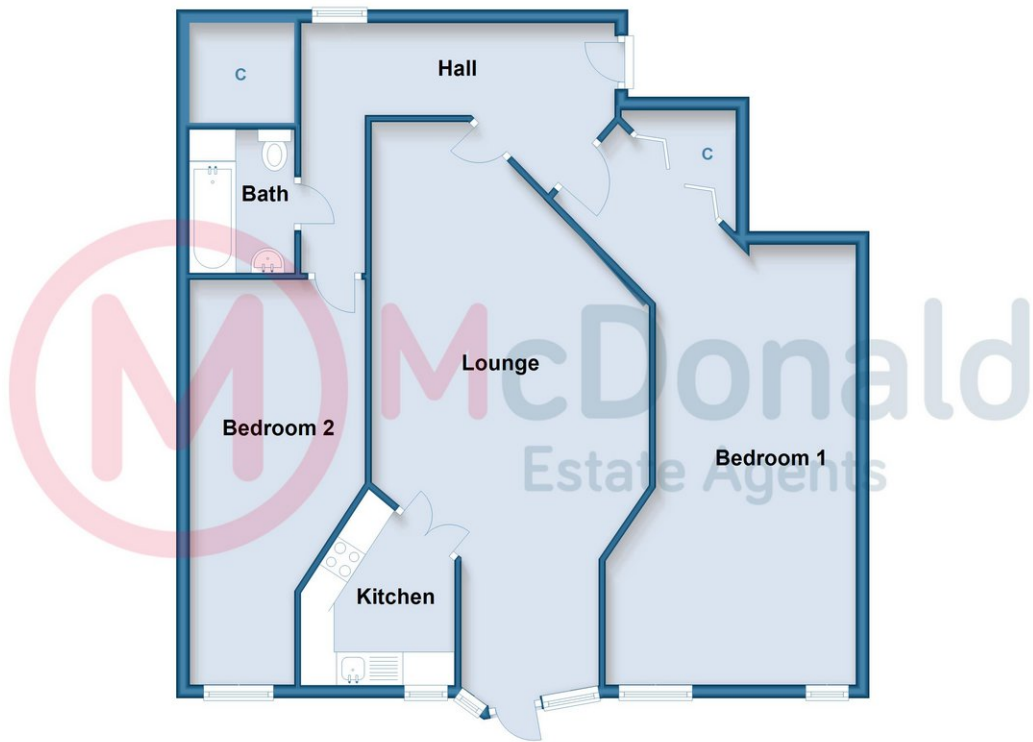
Directions: From Red Bank Road, proceed to the seafront and turn left onto Queen's Promenade. Holroyd Court can be found a short way along.

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		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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