



35 Norkeed Court, Queens Promenade, Norbreck, FY5 1PU

£97,950

***** GROUND FLOOR APARTMENT with PRIVATE ENTRANCE *****

As a **GROUND FLOOR** apartment, this is an ideal and viable alternative to a bungalow, especially given the private entrance.

There are **TWO DOUBLE** bedrooms, and whilst further updating would be beneficial, a **MODERN** fitted **DINING** kitchen, and modern shower 'wet' room, **UPVC** double glazing and an invaluable **GARAGE** located to the rear. The Norkeed Court development is located directly on and overlooking the **PROMENADE** and conveniently between **Bispham** and **Cleveleys** centres, with all their amenities.

- Two **DOUBLE** bedrooms
- **FITTED** dining kitchen
- Shower **WET** room
- **UPVC** double glazed
- Electric heating
- **GARAGE**
- **PROMENADE** location.

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Private Entrance.

Hall: Built in storage cupboard, UPVC double glazed front door.

Lounge: 16'7" x 11'3" (5.05 m x 3.43 m) Picture rail, Electric storage heater, UPVC double glazed window.

Inner Hall: Built in storage cupboard.

Bedroom 1: 13'1" x 8'7" (3.99 m x 2.62 m) Picture rail, UPVC double glazed window.

Bedroom 2: 10'6" x 8'8" (3.20 m x 2.64 m) UPVC double glazed window.

Shower Room: A modern shower 'wet' room with shower unit, Low flush WC, Vanity wash basin, Panelled ceiling, UPVC double glazed window.

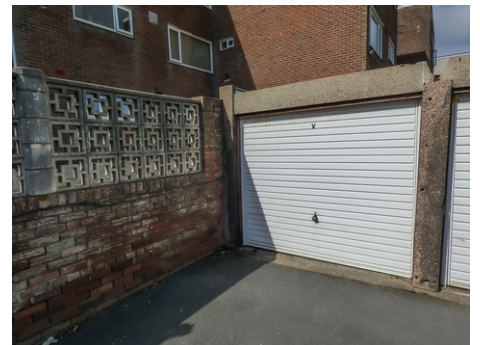
Dining Kitchen: 11'2" x 9'10" (3.40 m x 3.00 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven, microwave and hob, Plumbed for washing machine, Built in cupboard also housing the hot water boiler, Panelled walls, UPVC double glazed window

Outside: Communal gardens.

Heating: Electric underfloor and panel heating (NOT TESTED)

Tenure: We have been informed that the property is leasehold. Awaiting lease details from the vendor. Prospective purchasers should seek clarification of this from their Solicitors.

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



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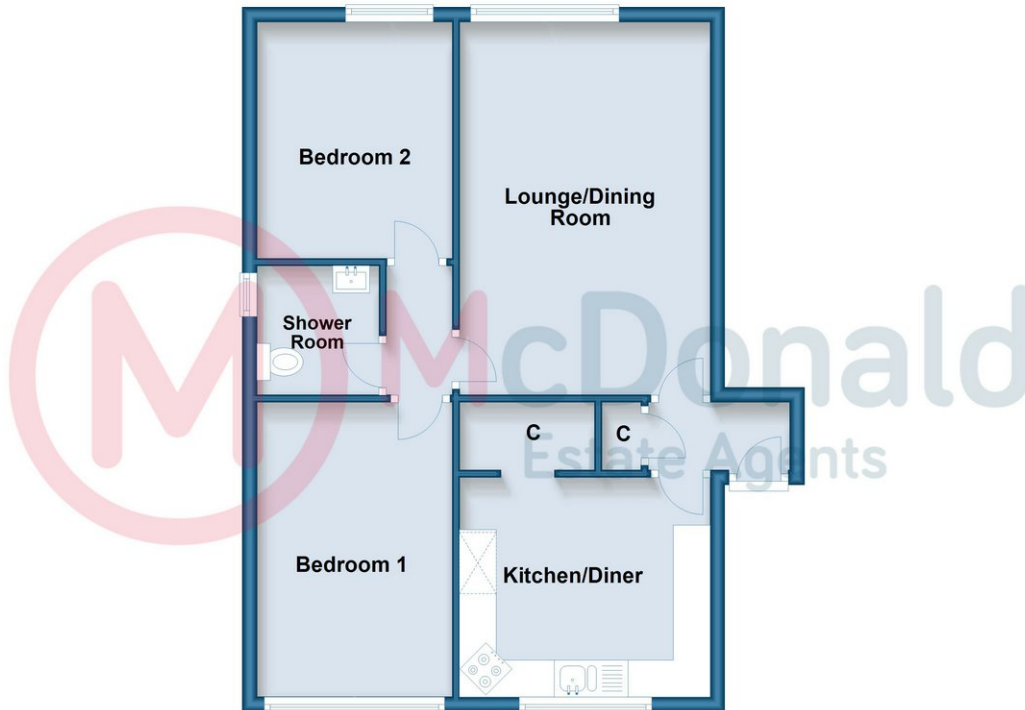
Directions: From our office proceed towards the Promenade. At the traffic lights turn right and proceed north passing the Norbreck Castle Hotel. Norkeed Court is further along on the right hand side.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	56
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Ground Floor



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Plan produced using PlanUp.

Norkeed Court

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