



19 Pembroke Court, Queens Promenade, Blackpool, FY2 9PY

£89,950

A BEAUTIFUL Ground Floor Purpose Built Apartment that has been transformed by the current owner, and now offers 'show home' style living, presented to an immaculate standard throughout. A fantastic, cost effective, alternative to a Bungalow for those wanting accommodation on one level, and sold with NO ONWARD CHAIN.

- Lounge; Terrace area
- Modern style Kitchen
- Two Double Bedrooms
- Modern style Four piece Bathroom
- Gas central heating; UPVC double glazing
- Large Garage

McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



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Communal Entrance: Security intercom.

Private Entrance.:

Hall: Built in cupboard, Coved ceiling, Tiled floor, Radiator.

Lounge: 15'5" x 13'9" (4.70 m x 4.20 m) Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed windows and door to terrace, Radiator.

Kitchen: 7'10" x 6'11" (2.40 m x 2.10 m) Modern style wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, Single drainer ceramic sink with mixer tap, Tiled floor, UPVC double glazed window.

Bedroom 1: 13'9" x 9'10" (4.20 m x 3.00 m) Fitted mirror fronted wardrobes, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Modern style four piece bathroom comprising; Panelled bath, Step in shower, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, Recessed lighting, UPVC double glazed windows, Towel heater radiator.

Bedroom 2: 13'9" x 9'6" (4.20 m x 2.90 m) Built in cupboard, UPVC double glazed window, Radiator.



Outside:

Communal gardens.

Parking: Large Garage and residents

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; service charge £118.73 per month. Prospective purchasers should seek clarification of this from their Solicitors.

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

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Directions: Travel along Red Bank Road to the seafront, turn left onto Queen's Promenade, Pembroke Court is further down 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			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Pembroke Court

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