



12 Admiral View, Queens Promenade,
Bispham, FY2 9GN

£147,500

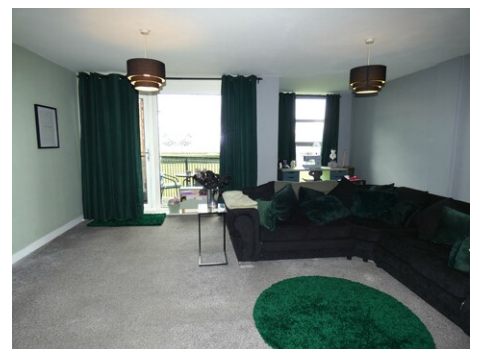
Affording the most **STUNNING SEA VIEWS** this first floor Purpose Built Apartment offers a lovely spacious contemporary style open plan Living Space, and two Bedrooms with two Bath/Shower rooms. Really well presented throughout and sold with **NO ONWARD CHAIN.**

- Open plan Living space
- Modern style Kitchen
- Two Bath/Shower Rooms
- Two bedrooms
- Balcony
- Double glazing; Electric heating
- Parking



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Communal Entrance: Lift and stairs to all floors.

Private Entrance:

Hall: Two built in cupboards, Electric wall heater.

Lounge: 23'2" x 17'4" (7.06 m x 5.28 m) TV point, Security intercom, Double glazed bay window, Double glazed doors to the balcony, Electric heaters. Open to:-

Kitchen: 10'2" x 7'6" (3.10 m x 2.29 m) Modern style fitted wall and base cupboard units with complementary roll edge worktops and glass breakfast bar, Stainless steel sink and drainer, Built in oven and hob with extractor hood, Integrated fridge and freezer, Recessed lighting.

Bedroom 1: 14'3" x 10'9" (4.34 m x 3.28 m) TV point, Double glazed window, Electric heater.

En-Suite: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Heated towel rail.

Bedroom 2: 10'0" x 8'7" (3.05 m x 2.62 m) Double glazed window, Electric heater.

Bathroom: Modern style three piece suite comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Recessed lighting, Heated towel rail.

Outside:

Gardens: Communal gardens.

Parking: Allocated parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Block charge: £216 per month; Estate & Lift charge: £36.35 per month. Prospective purchasers should seek clarification of this from their Solicitors.

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



Directions: From our office on Red Bank Road, proceed toward the sea front and turn left onto Queens Promenade. Admiral View can be found a short distance on the left hand side after Admiral Point (the old Miners home)

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>			
(92-100) A			
(81-91) B			83
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			



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