



McDonald

Estate Agents

Fylde Coast Property Hub

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**3 Pembroke Court, Queens
Promenade, Bispham, FY2 9PY**

£110,000

***** SUPER purpose built APARTMENT WITH OUTSTANDING
SEA VIEWS *****

**This first floor flat was originally THREE bedrooms, but has
been thoughtfully re-arranged and refurbished by the
current owner to maximise the EXCELLENT VIEWS OVER
THE IRISH SEA.**

**Now with TWO bedrooms, with the master bedroom having
a huge DRESSING ROOM. A stylish fitted DINING kitchen
with the BEST SEA VIEWS and a LARGE lounge and SOUTH
facing balcony.**

**Surely one of the best positions within the development!
Surely one of the best positions within the development!**

- TWO bedrooms
- MASTER dressing room
- Modern bathroom
- LARGE lounge
- SOUTH facing balcony
- UPVC double glazing • Gas central heating
- Outstanding SEA VIEWS
- No chain.



Award winning property sales since 1948.



Ground Floor: Communal entrance and hallway, Security intercom.

First Floor: Communal landing.

Private Entrance:

Hall: Coved ceiling, Dado rail, Security intercom, Radiator.

Bedroom 1: 13'9" x 9'8" (4.19 m x 2.95 m) Coved ceiling, UPVC double glazed window, Radiator. Open archway to:-

Dressing Room: 13'9" x 6'11" (4.19 m x 2.11 m) Stylish fitted wardrobes and dressing table with side drawers, UPVC double glazed window.

Bedroom 2: 9'8" x 8'0" (2.95 m x 2.44 m) Fitted wardrobes and storage cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator.

Bathroom: () Modern bathroom comprising; Combination 'P' shaped bath, Shower, Vanity wash basin and integrated low flush WC, Tiled walls, Panelled ceiling with extractor fan, UPVC double glazed window, Heated towel rail/radiator.

Lounge: 15'6" x 13'7" (4.72 m x 4.14 m) Coved ceiling, Sea views, Radiator, Two UPVC double glazed windows and patio doors leading to:-

Balcony: With south facing elevation.

Dining Kitchen: Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in double oven and grill, Hob with extractor canopy, Integrated fridge and freezer, Integrated washer dryer, Integrated microwave, Integrated dishwasher, Part tiled walls, Sea views, Two UPVC double glazed windows.

Outside: Communal gardens with a combination of mostly lawn, paving and flowerbeds.

Parking: Communal residents' parking.

Garage: Integral garage with up and over door.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1962; Service charge £1108 per annum ground rent included; Buildings Insurance £249.37 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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

Additional Information: The development is currently undergoing some comprehensive development, for current status and costs please contact our office.



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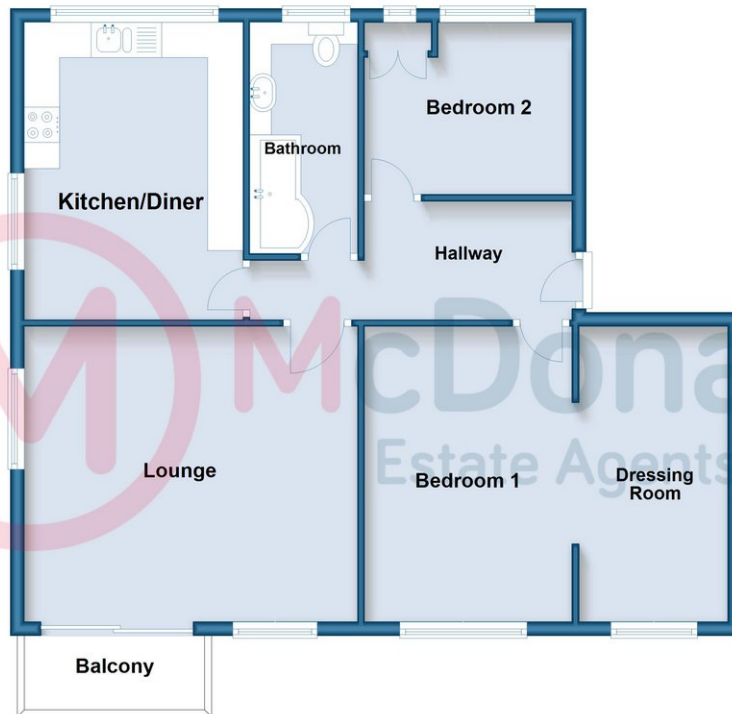
Directions: Travel along Red Bank Road to the seafront, turn left onto Queen's Promenade, Pembroke Court is further down on the left hand side.

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 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(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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 your FREE market appraisal.

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