



Flat 4, Hesketh Court, Queens Promenade,
Bispham, Blackpool, FY2 9JJ

£117,500

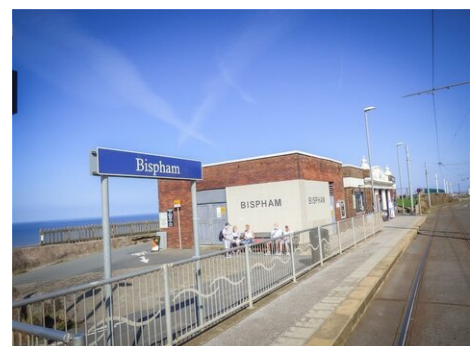
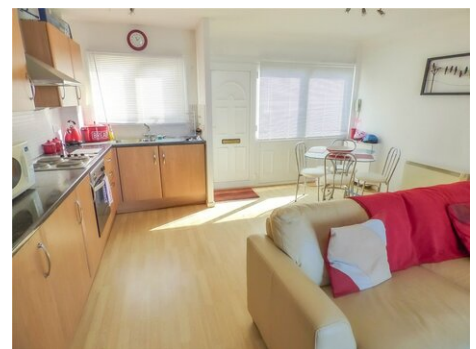
Sea views don't come better than this!
This duplex apartment located on the Queens Promenade in Bispham boasts well proportioned accommodation across two floors.

An absolute must see, sold with NO ONWARD CHAIN.

- Open plan living/dining/kitchen area
- Balcony with views over Irish Sea
- Two DOUBLE bedrooms
- Bathroom
- GARAGE
- Close proximity to tram and bus stop
- Nearby Red Bank Road with it's wealth of shops, cafes and restaurants

McDonald
Estate Agents

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Upper Floor:

Communal Entrance: Stairs to all floors, access to rear of building where garage is located.

Living Area: Range of wall and base kitchen units, One and a half bowl stainless steel sink, Four ring electric hob with integrated oven, Extractor, Washing machine, Two electric storage heaters, Meters, Wood effect laminate flooring, UPVC double glazed windows and door, Patio doors into balcony.

Landing: Airing cupboard.

Bedroom 1: 12'2" x 11'10" (3.70 m x 3.60 m) Fitted mirrored wardrobes, TV point, Wood effect laminate flooring, UPVC double glazed window, Electric storage heater.

Bedroom 2: 10'6" x 8'10" (3.20 m x 2.70 m) UPVC double glazed windows.

Bathroom: Four piece suite comprising; Panelled bath, Step in shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window.

Outside:

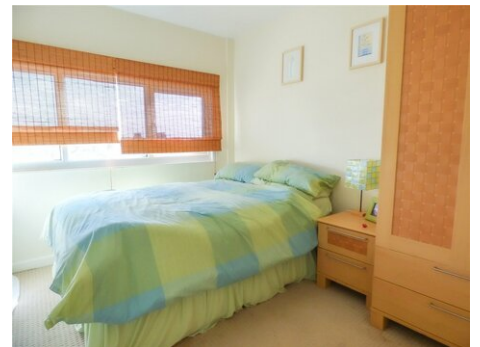
Garage: Single garage with an up and over door, Power laid on, Accessed via rear of the building.

Garden: Communal gardens to the front of the building.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; residue 999 year lease; £80 per month service charge including building insurance; approximately £10 a year ground rent. Prospective purchasers should seek clarification of this from their Solicitors..

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



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Directions: Take Red Bank Road and proceed towards the sea front and turn left into Queens Promenade. Hesketh Court is situated almost immediately on your left hand side, on the corner of Hesketh Avenue.

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.

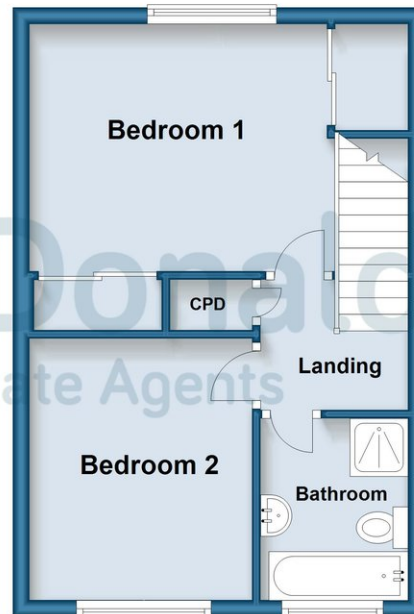
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Third Floor



Top Floor



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Flat 4, Hesketh Court, Bispham

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