



26 Holroyd Court, Queens Promenade,
Bispham, Blackpool, FY2 9JH

£79,950

A purpose built **FIRST FLOOR Retirement Apartment** (over 60's), with a **Southerly facing outlook**. This Promenade situated development offers the peace of mind of a **House Manager** and emergency call system along with the added benefits of a **Residents Lounge**, and **Laundry Room**, and has a lovely community atmosphere. Sold with **NO ONWARD CHAIN**.

- Lounge - over 24'; Kitchen
- One Double Bedroom
- Bathroom
- Southerly facing Juliet Balcony
- House manager
- Emergency call system
- Residents' Lounge and Laundry room
- Lift to all floors
- Residents parking



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Communal Entrance: Lift to stairs to all floors.

Private Entrance:

Hall: Built in cupboard, Coved ceiling.

Lounge: 24'10" x 10'6" (7.57 m x 3.20 m) Fireplace, Coved ceiling, UPVC double glazed French doors and Juliet balcony, Electric wall heater.

Kitchen: 7'9" x 7'7" (2.36 m x 2.31 m) Wall and base cupboard units, Work surfaces, Integrated oven and hob with extractor fan, Single drainer stainless steel sink, UPVC double glazed window, Electric wall heater.

Bedroom: 19'1" x 9'2" (5.82 m x 2.79 m) Built in wardrobes, Coved ceiling, UPVC double glazed window, Electric radiator.

Bathroom: Comprising; Panelled bath with shower over, Low flush WC, Vanity wash basin, Tiled walls, Extractor fan, Electric wall heater.

Outside: Communal gardens.

Parking: Residents' parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; £2769 per annum (paid in 2 half yearly instalments). Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1771.00 (2024)



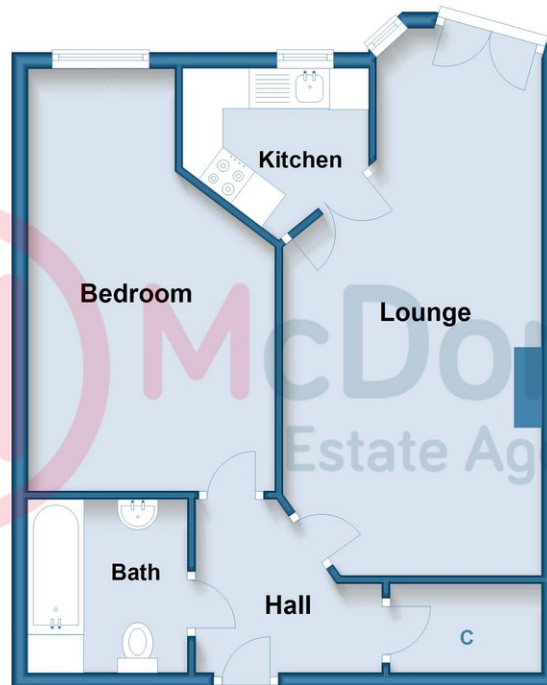
Directions: From Red Bank Road, proceed to the seafront and turn left onto Queen's Promenade. Holroyd Court can be found a short way along.

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			85
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

First Floor



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Plan produced using PlanUp.

Holroyd Court

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