



1 Cliff Court, Cliff Place, Bispham,
FY2 9JL

£49,950

ATTENTION INVESTORS! This **GROUND FLOOR** self contained one bedroom flat is nestled in a popular cul de sac location, just a stone's throw from the Queen's Promenade. Currently occupied by a long term tenant who pays £340 per calendar monthly rent.

- Lounge; Kitchen
- One Bedroom; Shower Room
- UPVC double glazing
- Communal gardens
- Residents' parking
- NO CHAIN



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Ground Floor:

Lounge: 11'10" x 9'2" (3.60 m x 2.80 m) TV point, Wood effect laminate flooring, UPVC double glazed window, Electric heater.

Kitchen: Range of wall and base units with complementary roll edge worktops, Single drainer stainless steel sink Four ring electric cooker, Extractor.

Shower Room: Three piece suite comprising; Step in shower, Pedestal wash basin, Low flush WC, Tiled floor, Recessed low voltage lighting.

Bedroom: 11'10" x 7'7" (3.60 m x 2.30 m) UPVC double glazed window, Electric heater.



Outside: Communal gardens and residents

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold - 999 yrs from 1978; Service charge £25 per month; Insurance £160 Per Annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)

Directions: Take Red Bank Road and proceed to the seafront and turn left onto Queen's Promenade. Cliff Place is the second road on the left. Cliff Court can be found to your right off here.

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 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Ground Floor



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Flat 1 Cliff Court, Bispham

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