



50 Holroyd Court, Queens Promenade,  
Bispham, FY2 9JH

**£122,450**

Occupying one of the finest positions in the whole development, a **TWO BEDROOM** Apartment directly Promenade fronting with the delightful benefit of absolutely **STUNNING SEA VIEWS**. Holroyd Court itself is a purpose built retirement development (over 60's) which offers the peace of mind of a house manager and emergency call system, residents lounge, guest suite, laundry room, a security entry system, and also a lift. Sold with **NO ONWARD CHAIN** and **NEEDS TO BE SEEN**

- Large lounge
- Modern style Kitchen and Bathroom
- House manager, and emergency call system
- Residents Lounge and Laundry room
- Lift to all floors; Residents' parking



**McDonald**  
Estate Agents  
**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
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**Communal Entrance:** Lift to all floors.

**Private Entrance.:**

**Hall:** Electric wall heater, Built in cupboard, UPVC double glazed window.

**Lounge:** 18'7" x 12'7" (5.66 m x 3.84 m) Fireplace, TV point, Coved ceiling, Electric wall heater, UPVC double glazed windows and doors to Juliet balcony.

**Kitchen:** 10'7" x 6'5" (3.23 m x 1.96 m) Wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor over, Single drainer stainless steel sink, UPVC double glazed window.

**Bedroom 1:** 15'11" x 8'10" (4.85 m x 2.69 m) Built in mirror fronted wardrobes, TV point, Electric wall heater, UPVC double glazed window.

**Bedroom 2:** 10'2" x 7'6" (3.10 m x 2.29 m) UPVC double glazed window, Electric wall heater.

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

**Outside:**

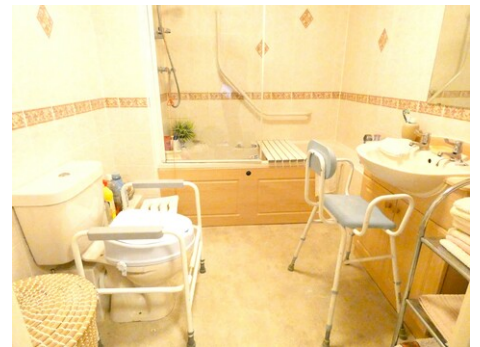
**Garden:** Communal gardens.

**Parking:** Residents' parking.

**Heating:** Electric heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; 125 years from 2004. Ground rent - £225 per annum; Maintenance charges - £3761.33 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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



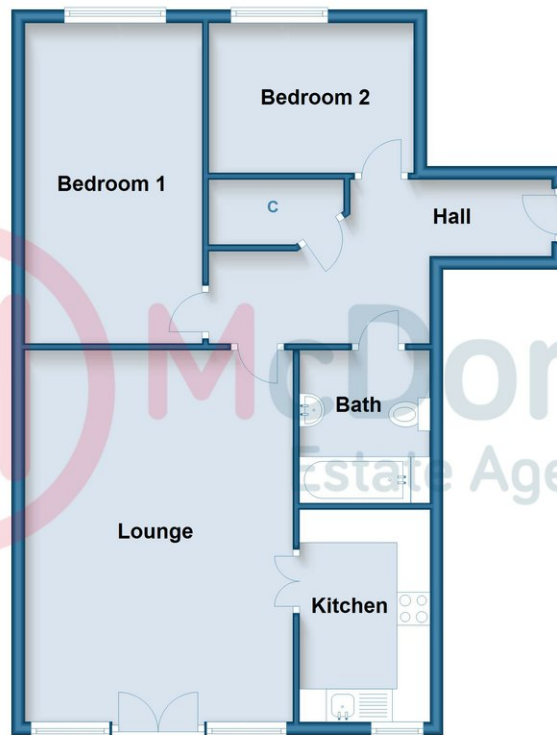
**Directions:** From Red Bank Road, proceed towards the seafront and turn left onto Queen's Promenade. Holroyd Court can be found a short way along.

**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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Second Floor



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**50 Holroyd Ct**

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