



**McDonald**

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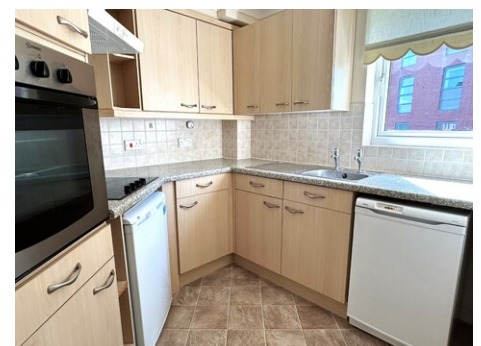
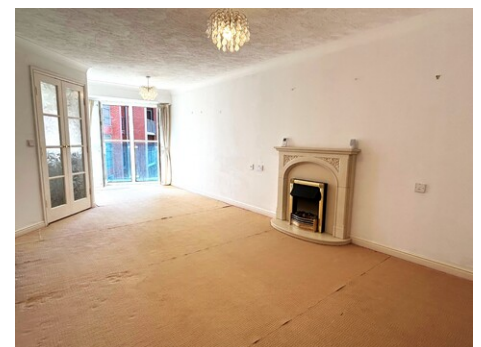
29 Holroyd Court, Queens Promenade,  
Bispham, FY2 9JH



**£84,950**

A Purpose Built first floor Retirement Apartment with **STUNNING VIEWS** directly over looking the **IRISH SEA**. Holroyd Court offers the peace of mind of a house manager and emergency call system along with the added benefits of a residents lounge, guest suite, laundry room and a lift to all floors. **SUPERBLY PRESENTED** throughout, and sold with **NO ONWARD CHAIN**.

- **STUNNING** views directly over **IRISH SEA**
- Located on **QUEENS PROMENADE**
- Lounge; Kitchen
- One Double Bedroom; Bathroom
- House manager
- and emergency call system
- Residents' Lounge and Laundry room
- Lift to all floors; Residents parking



Successfully selling property since  
1948.



**Communal Entrance:** Lift and stairs to all floors.

**Private Entrance:**

**Hall:**

**Lounge:** 16'9" x 10'6" (5.10 m x 3.20 m) Coved ceiling, UPVC double glazed French doors with stunning views over the Irish Sea, Electric radiator and electric fire. Open to:-

**Kitchen:** 7'3" x 5'11" (2.20 m x 1.80 m) Wall and base cupboard units, Work surfaces, Integrated electric hob with extractor fan, Integrated oven, Under the counter fridge and freezer, Single drainer stainless steel sink, UPVC double glazed window, Electric wall heater.

**Bedroom:** 13'5" x 8'10" (4.10 m x 2.70 m) Built in wardrobes, Coved ceiling, UPVC double glazed window, Electric radiator.

**Bathroom:** Walk in shower cubicle, Low flush WC, Vanity wash basin. Extractor fan. Electric wall heater

**Outside:**

**Communal Gardens.:**

**Parking:** Residents

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; Ground rent: £192 per 6 months; Service charge varies: March 2022 was £1083, September 2022 was £1005. Prospective purchasers should seek clarification of this from their Solicitors.

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



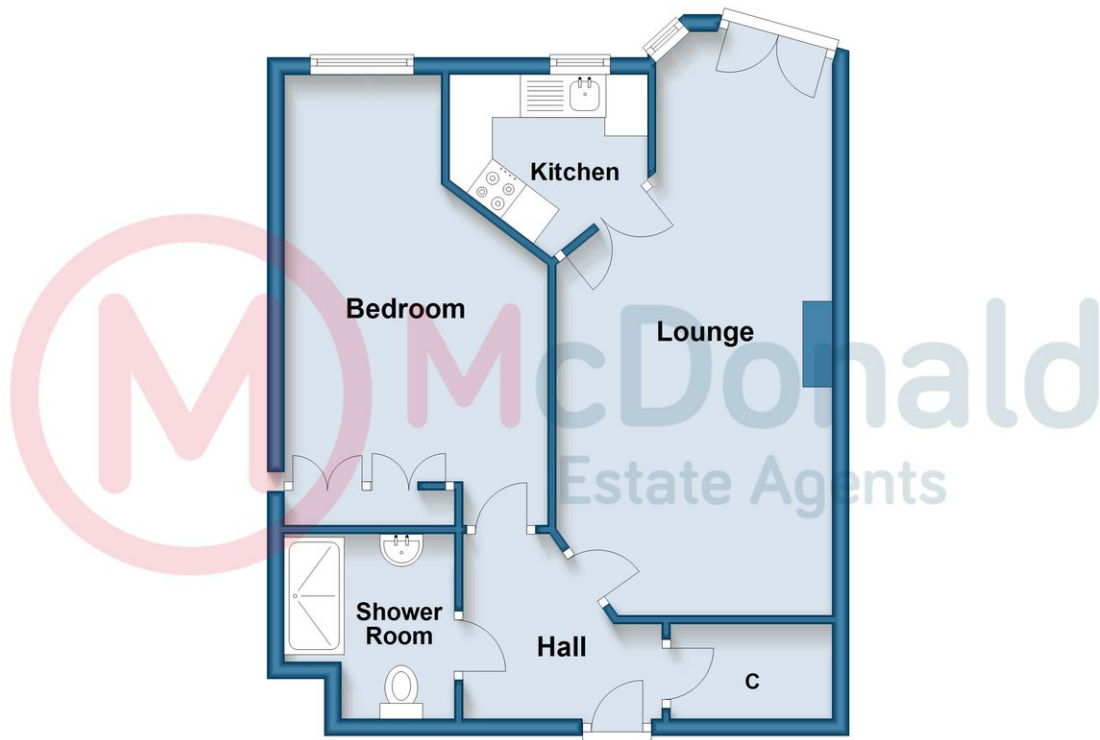
**Directions:** From Red Bank Road, proceed towards the sea front and turn left onto Queens Promenade. Holroyd Court can be found a short way along.

**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	85
(69-80) <b>C</b>			
(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			

### Ground Floor



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Plan produced using PlanUp.

### 29 Holroyd Court

Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for  
your FREE market appraisal.