



7 Lowther Court, Queens Promenade,
Blackpool, FY2 9NY

£102,500

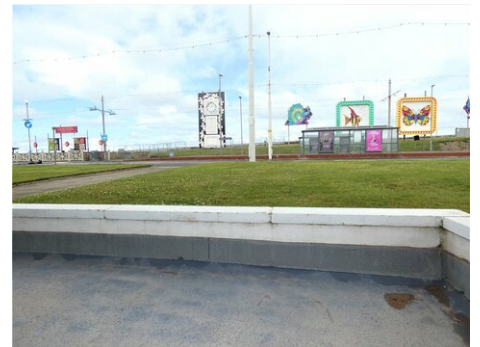
A Ground Floor Purpose Built Apartment which has the rare boast of being able to offer THREE BEDROOMS, and is perfectly positioned fronting on to the Promenade. A great BUNGALOW ALTERNATIVE Sold with NO ONWARD CHAIN.

- Lounge; Terrace area
- Three Bedrooms; Bathroom
- Kitchen
- Gas central heating; UPVC double glazing
- Garage
- Requiring a little upgrading



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Communal Entrance: Communal hallway.

Private Entrance:

Hall: Storage cupboards, UPVC double glazed door, Radiator.

Lounge: 15'1" x 10'2" (4.60 m x 3.10 m) Coved ceiling, TV point, UPVC double glazed windows and door, Radiator.

Kitchen: 11'6" x 8'6" (3.50 m x 2.60 m) Fitted wall and base units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Electric cooker point, Plumbed for washing machine, Storage cupboard, Double glazed window.

Bedroom 1: 14'1" x 11'2" (4.30 m x 3.40 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 7'7" (3.50 m x 2.30 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'2" x 7'10" (3.40 m x 2.40 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Part tiled walls, UPVC double glazed window.

Separate WC: Low flush WC, UPVC double glazed window.

Outside: Communal garden areas.

Parking: Garage in need of repair.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 01/01/1960. The Maintenance charge is £1252.52 per annum; Ground rent is £5.00 per annum included in the maintenance charge. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £688.52 (2023/24)



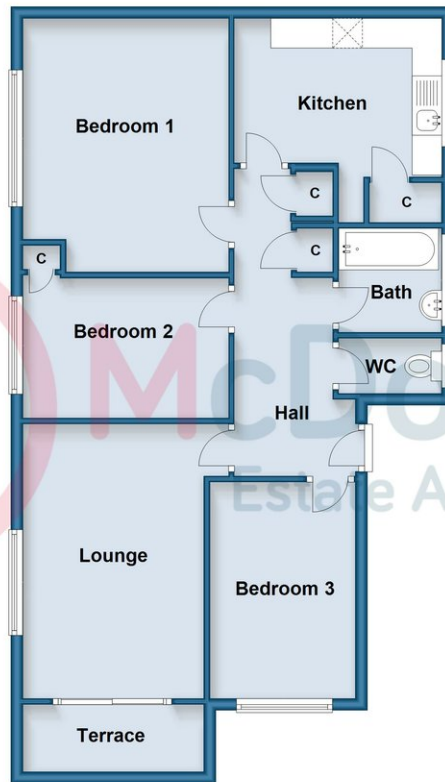
Directions: Take Red Bank Road and proceed toward the seafront and turn left onto the Promenade. Lowther Court can be found further down on the left hand side.

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			
(92-100) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Lowther Court

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