



33 Holroyd Court, Queens Promenade,  
Blackpool, FY2 9JH

**£59,950**

An **IMMACULATELY PRESENTED** purpose built First Floor Retirement Apartment (over 60's), situated in a prime Promenade development. Holroyd Court 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. Sold with **NO ONWARD CHAIN.**

- LIFT to all floors
- Lounge
- One Double Bedroom
- Kitchen; Bathroom
- House manager; Emergency call system
- Residents Lounge and Laundry Room
- Communal Gardens; Residents parking



**McDonald**  
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**Communal Entrance:** Security entry system, Lift to all floors.

**Private Entrance:**

**Hall:** Intercom, Coved ceiling, Storage cupboard.

**Lounge:** 14'9" x 10'2" (4.50 m x 3.10 m) Fireplace with electric fire, TV point, Coved ceiling, UPVC double glazed windows, Electric wall heater. Double doors to:-

**Kitchen:** 7'3" x 5'11" (2.20 m x 1.80 m) Fitted wall and base cupboard units with complementary work surface, Sink and drainer unit, Built in oven and hob with extractor hood, Coved ceiling, UPVC double glazed window, Electric wall heater.

**Bedroom:** 13'9" x 8'10" (4.20 m x 2.70 m) Built in mirror front wardrobes, TV point, Coved ceiling, UPVC double glazed window, Electric wall heater.

**Bathroom:** Three piece bathroom suite comprising; Panelled bath with overhead shower, Low flush WC, Vanity wash basin, Tiled walls, Coved ceiling, Extractor fan, Heated towel rail.

**Outside:** Lovely communal Gardens, and residents Parking.

**Tenure:** We have been informed that the property is leasehold; Service charge- £1253.77 x 2 = £2507.54 for this year; Ground Rent- £192.50 x 2 = £385.00 for this year; 125 yrs from 2005. Prospective purchasers should seek clarification of this from their Solicitors.

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

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



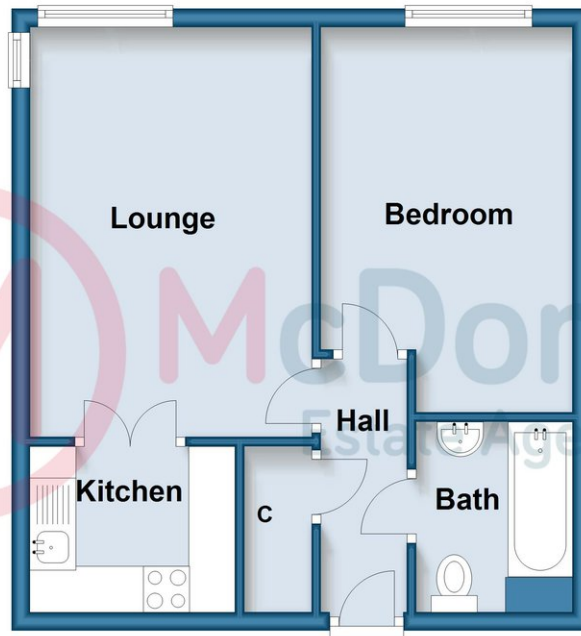
**Directions:** From Red Bank Road, proceed towards the sea front and turn left onto Queens Promenade. Holroyd Court can be found a short way along.

**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 |  |         |           |
| (92-100) <b>A</b>                           |  |         |           |
| (81-91) <b>B</b>                            |  | 81      | 83        |
| (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 |  |         |           |

### First Floor



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Plan produced using PlanUp.

### Holroyd Court

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