



57 Holroyd Court, Queens Promenade,
Bispham, Blackpool, FY2 9JH

£112,700

A purpose built third floor TWO BEDROOM Retirement Apartment (over 60's), with a stunning recently fitted Kitchen and lovely sunny Southerly facing aspect. This Promenade situated development 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. A lovely example.

- Lounge over 28' in length
- Two Double Bedrooms
- Modern Kitchen; Shower room
- House manager; Emergency call system
- Residents Lounge and Laundry Room
- Communal Gardens; Residents parking

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Communal Entrance: Security intercom, Access to communal areas and residents' lounge. Lift and stairs to all floors

Private Entrance:

Hall: Built in cupboards, Coved ceiling, Electric wall heater.

Lounge: 26'4" x 10'7" (8.03 m x 3.23 m) Feature fireplace, TV point, Coved ceiling, UPVC double glazed window and doors to Juliet balcony, Two electric wall heaters.

Kitchen: 7'7" x 7'7" (2.31 m x 2.31 m) Stunning modern fitted wall and base cupboard units with complementary worktops, Split level oven, Hob with extractor over, Integrated microwave, Single drainer stainless steel sink with instant boiling water tap, UPVC double glazed window, Electric wall heater.

Bedroom 1: 17'4" x 9'2" (5.28 m x 2.79 m) Built in wardrobes, Coved ceiling, UPVC double glazed window, Electric wall heater.

Bedroom 2: 15'5" x 9'2" (4.70 m x 2.79 m) Coved ceiling, UPVC double glazed window, Electric wall heater.

Shower Room: Three piece suite comprising; Walk in shower, Vanity wash basin, Low flush WC, Coved ceiling, Shaver point, Extractor fan, Electric wall heater.

Outside:

Gardens: Communal gardens.

Parking: Residents' parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Service charge: £4076 per annum, Ground rent: £450 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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



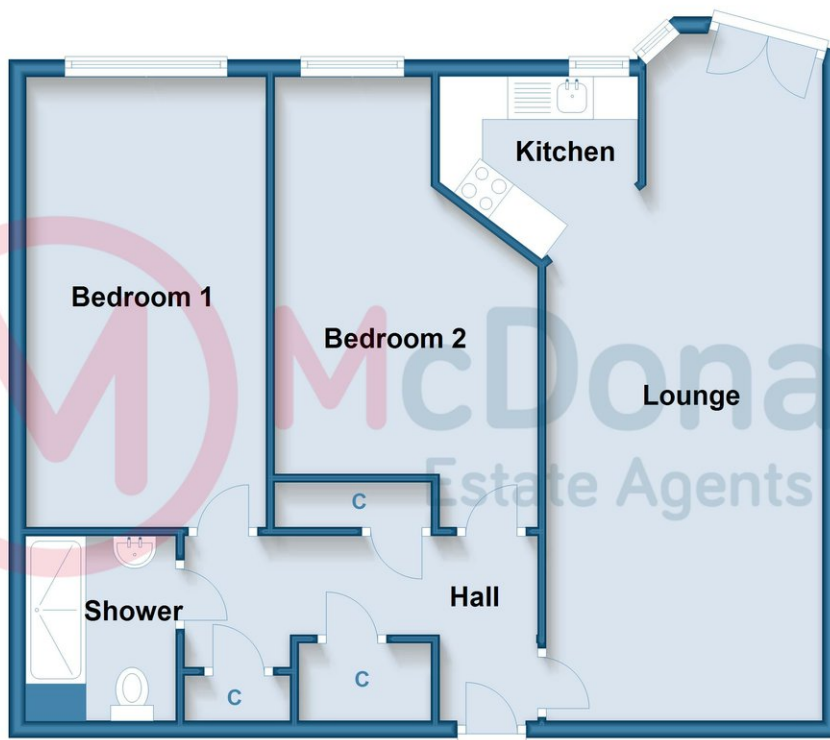
Directions: From Red Bank Road, proceed towards the sea front and turn left onto Queens Promenade. Holroyd Court can be found a short way along.

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) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Third Floor



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