



9 Pembroke Court, Queens Promenade, Bispham, FY2 9PY

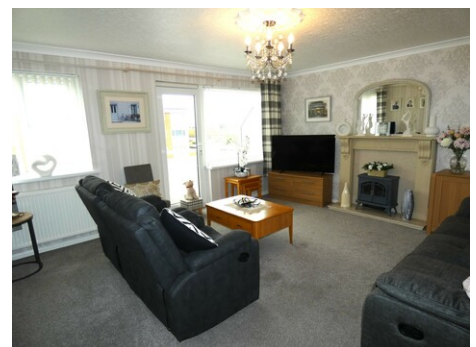
£104,950

A BEAUTIFUL first floor Apartment in a fabulously located Promenade block. No.9 boasts THREE BEDROOMS, with a lovely large Lounge and modern style Kitchen and Shower room facilities, and is sold with NO ONWARD CHAIN.

- Lounge
- South facing Balcony
- Modern style Kitchen
- THREE Bedrooms
- Modern style Shower room
- Gas central heating; UPVC double glazing
- Large Garage
- Promenade outlook to both front and rear



McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



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Communal Entrance: Security intercom.

Private Entrance:

Hall: Built in cupboards, Coved ceiling, Radiator.

Lounge: 15'5" x 14'0" (4.70 m x 4.27 m) Coved ceiling, TV point, UPVC double glazed windows and door to Balcony, Radiator.

Kitchen: 7'10" x 7'0" (2.39 m x 2.13 m) Modern style wall and base cupboard units with complementary worktops, Built in oven and hob with extractor over, Plumbed for washing machine, Single drainer sink with mixer tap, UPVC double glazed window.

Bedroom 1: 13'8" x 9'11" (4.17 m x 3.02 m) Built in wardrobe, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 11'8" x 9'8" (3.56 m x 2.95 m) Fitted wardrobe, Built in cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 13'6" x 6'10" (4.11 m x 2.08 m) UPVC double glazed window, Radiator.

Shower Room: Superb modern style three piece shower room comprising; Step in shower, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed windows, Towel heater radiator.

Outside:

Communal Gardens.:

Parking: Large garage and residents' parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1965; Service charge - £117.00 per month. Prospective purchasers should seek clarification of this from their Solicitors.

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



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Directions: Travel along Red Bank Road to the seafront, turn left onto Queen's Promenade, Pembroke Court is 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 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

First Floor



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Pembroke Court

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