

**10 Admiral Heights, Queens Promenade,
Bispham, Blackpool, FY2 9GJ**

£109,995

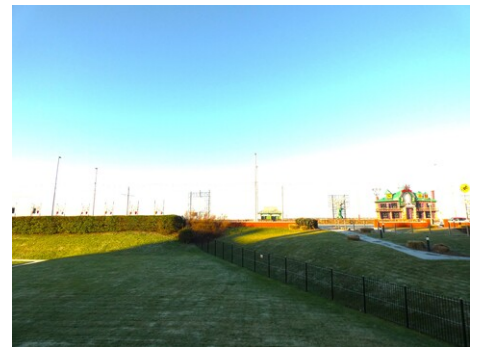
A First Floor Purpose Built One Bedroom Apartment, situated on the front and providing a lovely outlook over to the Promenade. An absolutely perfect first time buy/down size/holiday home, that affords beautifully presented accommodation throughout.

- Open plan Living Area
- Seafront facing Balcony
- Modern style Kitchen
- Modern style Bathroom
- Spacious Bedroom also with Balcony access
- Residents parking
- Communal gardens



McDonald
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Fylde Coast Property Hub
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Communal Entrance.

Lift to all floors.

Private Entrance:

Hall:

Open Plan Lounge/Kitchen: 28'8" x 14'6" (8.74 m x 4.42 m) Modern style fitted wall and base cupboard units with complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor over, Single drainer circular sink, Integrated fridge and freezer, TV point, Double glazed picture window and door to balcony, Electric wall heater.

Bedroom: 17'5" x 9'2" (5.31 m x 2.79 m) TV point, Double glazed window and door to balcony, Electric wall heater.

Bathroom: Comprising: Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, Built in cylinder cupboard, Extractor fan, Towel heater radiator.

Outside:

Gardens: Communal gardens.

Heating: Electric heating (NOT TESTED).

Parking: Residents' parking.

Tenure: We have been informed that the property is leasehold; 125 years from 1st January 2005; Service charge: £400 per month. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26).

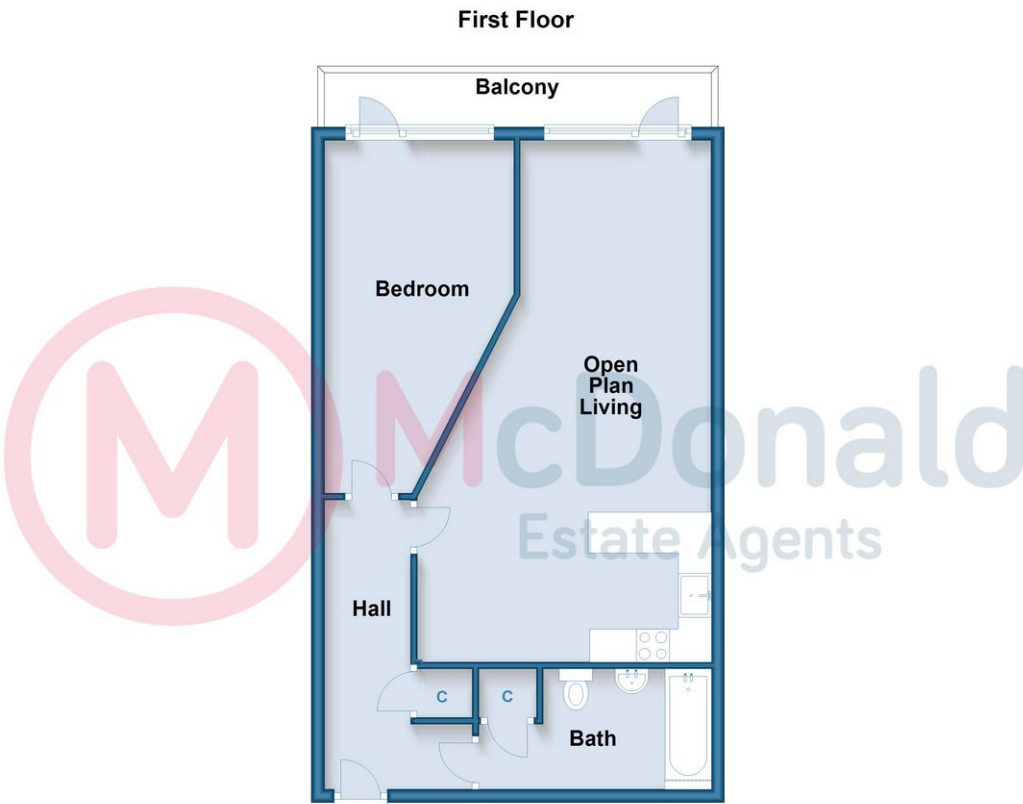


Directions: Take Red Bank Road to the seafront. Turn left onto the Promenade. Admiral Heights is a short way along on the left hand side (the northern block).

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		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Admiral Heights

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