



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

£76,950

A Purpose Built first floor Retirement Apartment with STUNNING VIEWS directly over looking the IRSH SEA. Holroyd Court offers the peace of mind of a house manager and emergency call system along with the added benefits of a residents lounge, guest suite, laundry room and a lift to all floors. Occupying one of the finest positions in the whole development, and sold with NO ONWARD CHAIN.

- STUNNING sea views
- Lounge - over 24'
- Kitchen
- One Double Bedroom
- Bathroom
- House manager
- Emergency call system
- Residents' Lounge and Laundry room
- Lift to all floors; Residents parking



McDonald
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Communal Entrance: Lift and stairs to all floors.

Private Entrance:

Hall:

Lounge: 24'4" x 10'6" (7.42 m x 3.20 m) Electric heater, Mirrored wall, Coved ceiling, UPVC double glazed French doors to the front with stunning views over the Irish Sea.

Kitchen: 7'7" x 7'5" (2.31 m x 2.26 m) Wall and base cupboard units with complementary worktops, Split level oven and hob with extractor, Single drainer stainless steel sink, UPVC double glazed window, Electric wall heater.

Bedroom: 19'5" x 9'1" (5.92 m x 2.77 m) Built in wardrobes, Coved ceiling, UPVC double glazed window to rear, Electric wall heater.

Bathroom: Comprising; Panelled bath with overhead shower, Low flush WC, Vanity wash basin, Towel heater/Electric radiator, Extractor.

Outside: Communal gardens.

Parking: Residents' parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 125 yrs from 2005; Service charge £2883 per annum, Ground Rent £192.00 every 6 months. Prospective purchasers should seek clarification of this from their Solicitors.

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



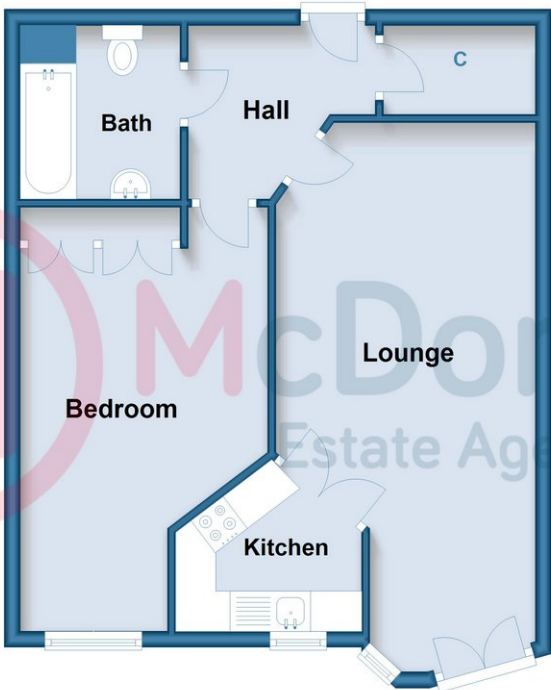
Directions: From Red Bank Road, proceed towards the seafront and turn left onto Queen's Promenade. Holroyd Court can be found a short way along.

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 | 83 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

First Floor



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Plan produced using PlanUp.

Holroyd Court

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