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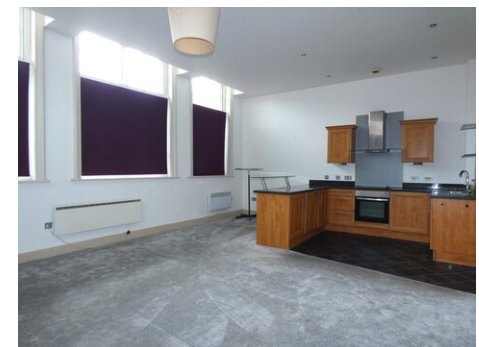


**14 Admiral Point, Queens Promenade,
Bispham, Blackpool, FY2 9GL**

£74,950

A Ground Floor Apartment, situated in the grade II listed former Miner's Convalescent home. With its high ceilings and large windows, befitting of the architecture of the era, 14 also feels almost Detached due to its position in the development. A FANTASTIC Bungalow alternative, sold with NO ONWARD CHAIN.

- Large open plan Kitchen/Living area
- One double Bedroom
- Bathroom
- Communal gardens
- Residents Parking



Award winning property sales since 1948.



Communal Entrance:

Private Entrance:

Hall: Walk in cupboard with plumbing for washing machine, Electric wall heater.

Open Plan Living Area: 21'7" x 16'3" (6.58 m x 4.95 m)

Lounge Area: Security intercom, TV point, Secondary glazed windows, Electric wall heater.

Kitchen Area: Wall and base cupboard units with complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor, Integrated fridge and freezer, Single drainer circular sink with mixer tap.

Bedroom 1: 12'0" x 11'5" (3.66 m x 3.48 m) Secondary glazed window, Electric wall heater.

Bathroom: A three piece suite comprising; Panel bath with shower over, Pedestal wash basin, Low flush WC, Secondary glazed window, Electric heater.

Outside: Communal gardens.

Electric: Tested June 2024 (Electrical Installation Condition Report available to view in the office).

Tenure: WE HAVE BEEN INFORMED that the property is leasehold, 125 years from 2005. The service charge for the Admiral point block is £1965.87 p/a plus an annual estate charge of £208.53. Prospective purchasers should seek clarification of this from their Solicitors

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



Directions: From our office proceed to the seafront and turn left onto the Promenade. Admiral Point is a short way along 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		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

Are YOU thinking of selling?
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your FREE market appraisal.