



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

£79,950

A Purpose Built third floor Retirement Apartment with a sunny Southerly facing aspect. 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. 58 is also **SUPERBLY PRESENTED** throughout.

- Lounge over 24' in length
- Kitchen
- One Double Bedroom
- Modern style Shower room
- Lift to all floors
- House manager
- and emergency call system
- Residents Lounge and Laundry room
- Residents parking

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Ground Floor: Communal entrance, Residents' Lounge and a lift to all floors.

Third Floor: Private Entrance

Hall: Walk in storage cupboard housing meters.

Lounge: 24'7" x 10'10" (7.49 m x 3.30 m) Fireplace with coal effect fire, Coved ceiling, TV point, UPVC double glazed patio doors opening on to the Southerly facing Juliet Balcony, Electric wall heater.

Kitchen: 7'7" x 6'11" (2.31 m x 2.11 m) Wall and base cupboard units with complementary worktops, Built in split level oven and hob with extractor hood, Single drainer stainless steel sink, Space for fridge and freezer, Coved ceiling, UPVC double glazed window, Electric wall heater.

Bedroom: 19'4" x 9'0" (5.89 m x 2.74 m) A range of fitted wardrobes, overhead storage forming a bed recess and matching drawers, UPVC double glazed window, Electric storage heater.

Shower Room: A modern style three piece suite comprising; Large step in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, Extractor fan.

Heating: Electric heating (NOT TESTED)

Outside:

Gardens: Communal garden areas.

Parking: Residents' parking.

Tenure: We have been informed that the property is leasehold; 125 years from 2004. Ground rent - £385 per annum; Maintenance charges - £2883.14 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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



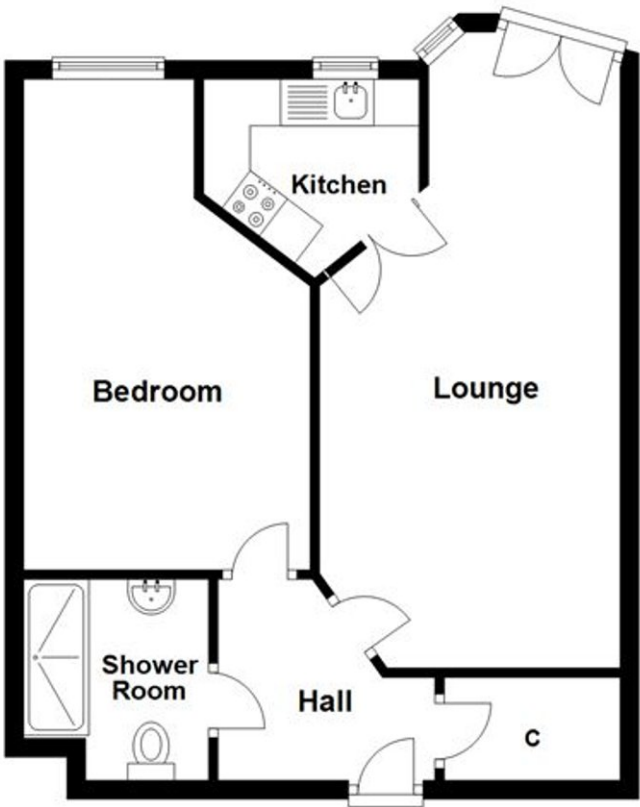
Directions: From Red Bank Road, proceed towards the seafront and turn left onto Queen's Promenade. Holroyd Court can be found a short way along.

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

Third Floor
Approx. 48.5 sq. metres (522.5 sq. feet)



Total area: approx. 48.5 sq. metres (522.5 sq. feet)

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