



42 Admiral Point, Queens Promenade,
Bispham, Blackpool, FY2 9GL

£185,000

A fantastic **THREE BEDROOM** top floor Apartment in this prestigious grade II listed Promenade development, situated to the front and affording **BREATHTAKING VIEWS** over the coastline, and also views inland from the rear. Good order throughout and sold with **NO ONWARD CHAIN**.

- Character Listed property with traditional features
- Three double Bedrooms; Two Bathrooms
- Large open plan Living Area
- Lift
- Communal gardens
- Allocated Parking
- Views over the coastline, and inland

Successfully selling property since
1948.



McDonald

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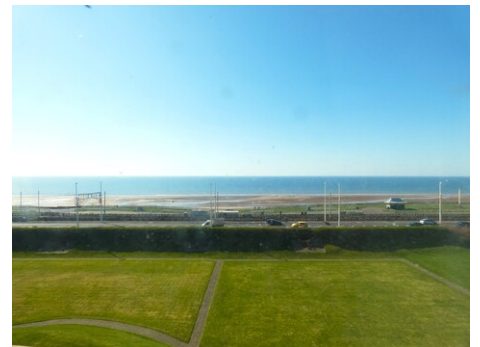
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Communal Entrance: Stairs and lift to all floors.

Private Entrance:

Hall: Storage cupboard, Velux window, Electric wall heater.

Open Plan Living Area: 21'9" x 21'4" (6.63 m x 6.50 m) Exposed ceiling beams, TV point, Secondary glazed windows to the front and side with views over the Irish Sea.

Kitchen Area: Modern style fitted wall and base units with complementary wood work surfaces and breakfast bar, Sink unit with mixer tap, Built in oven and hob, Integrated fridge, freezer and dishwasher.

Bedroom 1: 16'9" x 12'10" (5.11 m x 3.91 m) Double glazed doors to balcony with views over to North Shore Golf Course.

Bedroom 2: 15'9" x 10'6" (4.80 m x 3.20 m) Secondary glazed window to the front with sea views, Electric wall heater.

Bedroom 3: 12'10" x 12'2" (3.91 m x 3.71 m) Double glazed doors to balcony with views over to North Shore Golf Course, Electric wall heater.

Bathroom: Panelled bath, Step in shower, Vanity wash basin, Low flush WC, Exposed ceiling beams, Double glazed porthole windows to the front and side, Electric wall heater, Towel heater radiator.

Second Bathroom: () Bath, Vanity wash basin, Low flush WC, Part tiled walls, Electric wall heater, Heated towel rail.

Outside:

Gardens: Communal garden areas.

Parking: Allocated parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 947 years remaining; Service charge £4235.00 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - F £3455.41 (2025/26)



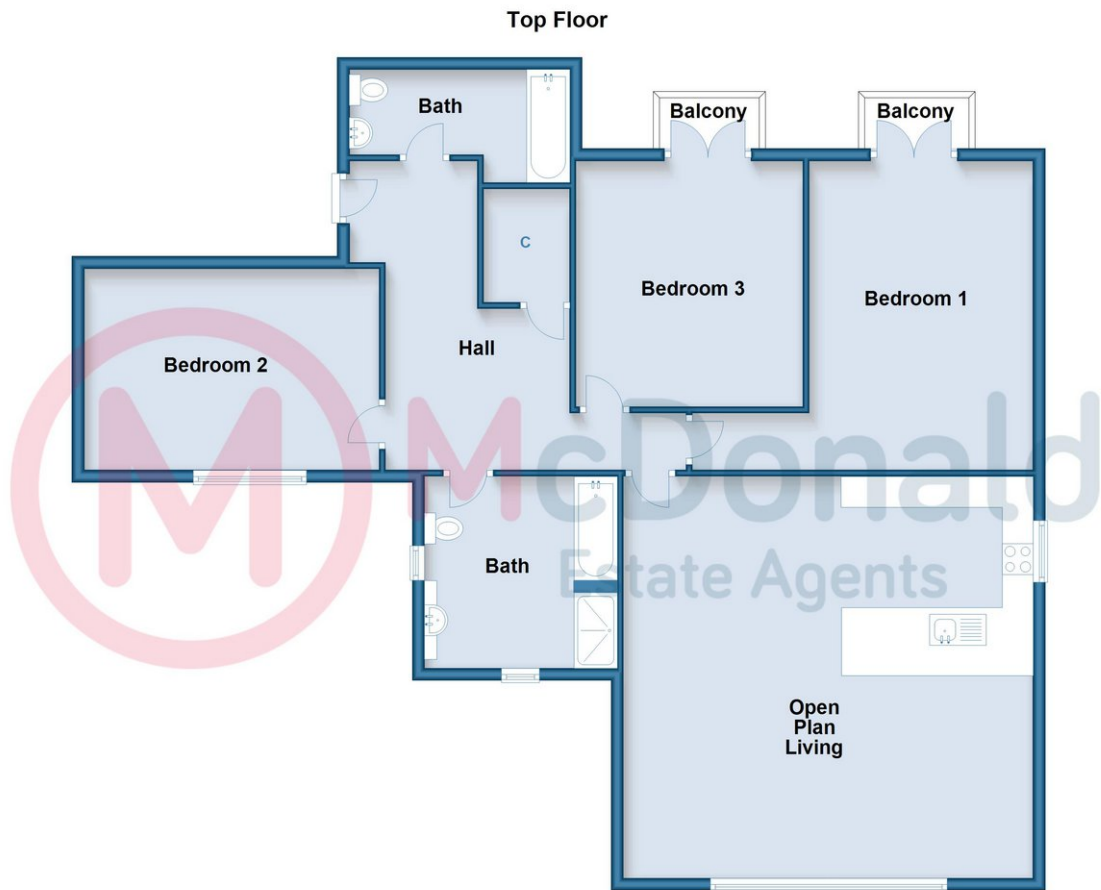
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Directions: From our office on Red Bank Road continue to the Promenade and turn left at the traffic lights, Admiral Point can be found a short way down.

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		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Admiral Point

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