



Flat 54, Crescent Court, Promenade, Blackpool, FY4 1ST

£89,950

Stunning Sea Views from this Contemporary Duplex Apartment

Occupying the second and third floors, this modern duplex apartment boasts impressive sea views thanks to its prime location directly opposite the South Promenade and seafront.

The property features two spacious double bedrooms, a stylish fitted breakfast kitchen, and a contemporary bathroom, all finished to a high standard.

Conveniently situated within a mile of Blackpool Airport and several major supermarkets, with the Sand Dunes just half a mile away.

Offered with no onward chain.

- Two DOUBLE bedrooms
- STYLISH fitted kitchen /diner
- Modern bathroom
- PROMENADE location
- SEA VIEWS
- No chain



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Ground Floor:

Communal Entrance / Hallway: Security Intercom, Staircase to all floors, UPVC rear door.

Second Floor: Communal landing (flats 53 and 54 only).

Private Entrance:

Hall: Cloaks cupboard, Understairs storage, Staircase, UPVC double glazed front door, Security intercom, Radiator.

Lounge: 16'3" x 11'1" (4.95 m x 3.38 m) Radiator, UPVC double glazed window with sea views and patio door to:-

Balcony: Enclosed balcony, UPVC double glazed windows with sea views.

Breakfast Kitchen: 11'3" x 7'7" (3.43 m x 2.31 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor hood, Colour coordinated sink, Integrated appliances to include; Fridge, freezer, dishwasher and washing machine, Panelled ceiling, Radiator.

Third Floor:

Landing: UPVC double glazed window, Radiator.

Bedroom 1: 12'2" x 9'1" (3.71 m x 2.77 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 11'3" x 6'11" (3.43 m x 2.11 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

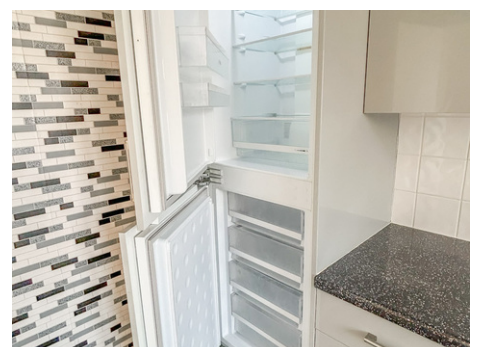
Separate WC: Low flush WC, Vanity wash basin, Panelled walls, UPVC double glazed window.

Outside: Communal gardens, Mostly lawned to the rear, Paved to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold with a term of 999 years from 1961. Ground rent £5 per annum, Service charges £240 per quarter. Prospective purchasers should seek clarification of this from their Solicitors.

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



Directions: Take the Promenade heading South. On passing The Solaris Centre take the second left onto New South Promenade, Crescent Court can be found at the end.

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.

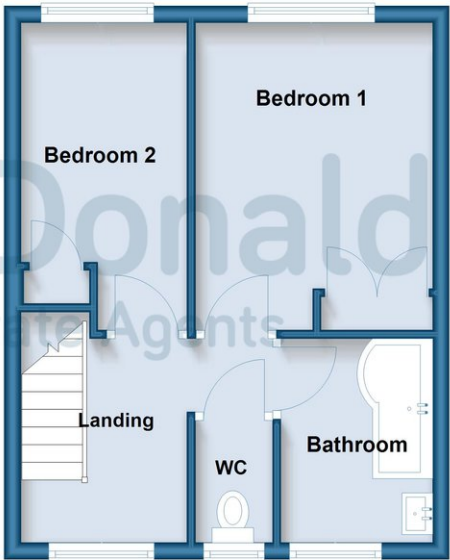
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Second Floor



First Floor



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Crescent Court

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