



60 Pembroke Court, Queens Promenade, FY2 9PY

£110,000

Is this the premier position in the whole development ?
This first floor Apartment is positioned adjacent to the Promenade, and has amazing seafront views from three elevations, including the Southerly facing Balcony.
Beautifully presented throughout, and sold with NO ONWARD CHAIN.

- Large Lounge
- Two double Bedrooms
- Kitchen
- Four piece Bathroom
- Southerly facing Balcony
- UPVC double glazing
- Gas central heating
- Outstanding SEA VIEWS
- Garage

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1948.



McDonald

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Communal Entrance: Communal entrance door, Stairs to first floor landing.

Private Entrance:

Hall: Built in storage cupboards, Coved ceiling, Wood effect laminate flooring, Feature mirror radiator.

Lounge: 15'6" x 13'8" (4.72 m x 4.17 m) TV point, Wood effect laminate flooring, Coved ceiling, Two feature radiators, UPVC double glazed windows, UPVC double glazed door leading out on to a Southerly facing balcony.

Kitchen: 7'10" x 6'7" (2.39 m x 2.01 m) Wall and base units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Plumbed for washing machine and dishwasher, Split level oven, Hob with extractor over, Tiled floor, UPVC double glazed window.

Bedroom 1: 13'8" x 10'2" (4.17 m x 3.10 m) Built in wardrobe, Coved ceiling, UPVC double glazed windows to side and rear, Radiator.

Bedroom 2: 13'8" x 9'7" (4.17 m x 2.92 m) Built in cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Four piece suite comprising; Low flush WC, Vanity wash basin, Panelled bath, Step in shower, Tiled walls and floor, Two UPVC double glazed windows, Recessed lighting, Heated towel rail.

Outside: Communal gardens.

Heating: Gas central heating (NOT TESTED).

Parking: Garage and Residents' parking.

Tenure: We have been informed that the property is leasehold; 999 years from 1962, service charge £1108 per year ground rent included, building insurance £249.37 per year. Prospective purchasers should seek clarification of this from their Solicitors.

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

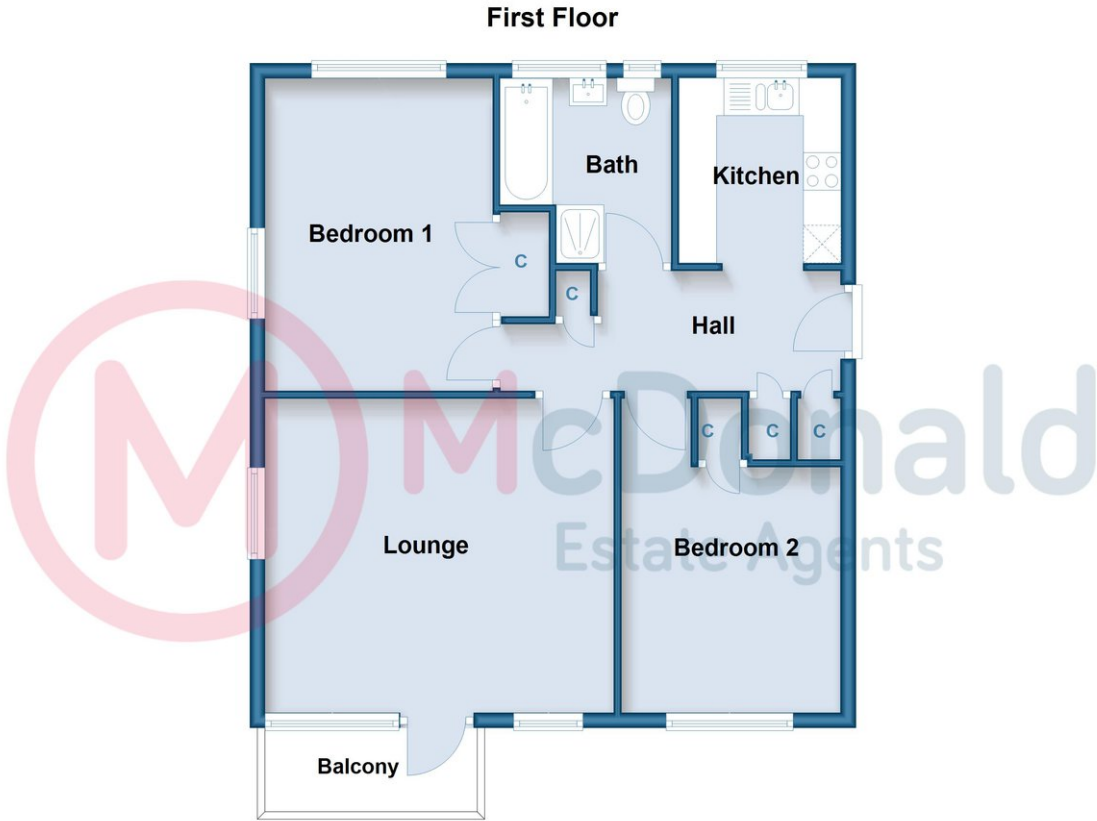


Directions: Travel along Red Bank Road to the seafront, turn left onto Queen's Promenade, Pembroke Court is further down on the left hand side.

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		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Pembroke Court

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