



2 Wilvere Court, Queens Promenade, Norbreck, FY5 1PG

£127,000

Situated in one of the most sought after Promenade developments, this Apartment has the rare boast of having all the benefits of ground floor living, whilst still retaining a magnificent outlook over the coast, and a Balcony to enjoy it from. Nicely presented throughout, and sold with NO ONWARD CHAIN.

- Open plan Lounge / Breakfast Kitchen
- Two DOUBLE Bedrooms
- Three piece Bathroom & Separate WC
- UPVC Double glazing; Gas central heating
- Balcony
- Communal Gardens
- Garage



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1948.



Communal Entrance: Stairs down to the rear exit and garages.

Private Entrance.:

Vestibule: Built in cupboard.

Lounge: 15'0" x 15'1" (4.57 m x 4.60 m) Featured polished wood fireplace, Coved ceiling, TV point, UPVC double glazed window and door to balcony, Radiator. Open plan to:-



Breakfast Kitchen: 12'2" x 8'10" (3.71 m x 2.69 m) Wall and base units with complementary worktops and matching breakfast bar, Integrated oven and hob with extractor hood, One and a half bowl sink with mixer tap, Plumbed for washing machine, Coved ceiling, UPVC double glazed window, Radiator.

Inner Hallway: Coved ceiling.

Bedroom 1: 16'1" x 11'10" (4.90 m x 3.61 m) A comprehensive range of fitted wardrobes and matching base cupboard units, Coved ceiling, TV point, UPVC double glazed window, Radiator.



Bedroom 2: 12'4" x 9'4" (3.76 m x 2.84 m) Built in wardrobe, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath, Step in shower cubicle, Vanity wash basin, Tiled floor, UPVC double glazed window, Radiator.



Separate WC: Low flush WC, Tiled floor, UPVC double glazed window.

Outside:

Gardens: Communal gardens.

Parking: Garage with an up and over door, Power and light.



Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; service charge £203.00 per month. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2126.41 (2025/26)



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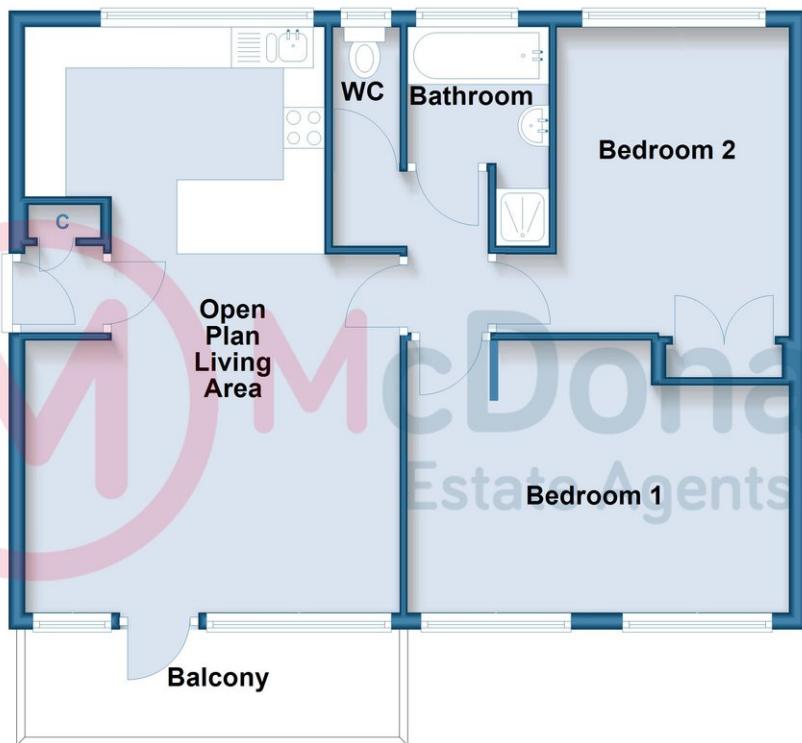
Directions: From our office on Red Bank Road proceed to the sea front. At the traffic lights turn right into Queen's Promenade continue for some time passing the Norbreck Castle Hotel. Wilvere Court is the second block of purpose built apartments on the right hand side.

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	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Wilvere Court

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