



51 Pembroke Court, Queens Promenade, Bispham. FY2 9PY

£94,950

A GROUND FLOOR floor Apartment in a fabulously located Promenade block. No.51 has a Southerly facing patio, and boasts two DOUBLE Bedrooms, and a good size Living Room. A thoroughly cost effective alternative to a Bungalow for those wanting accommodation on one level, sold with NO ONWARD CHAIN.

- Lounge
- Kitchen
- Two DOUBLE Bedrooms
- Shower room
- Electric heating
- UPVC double glazing
- Garage
- South facing Terrace

Successfully selling property since 1948.



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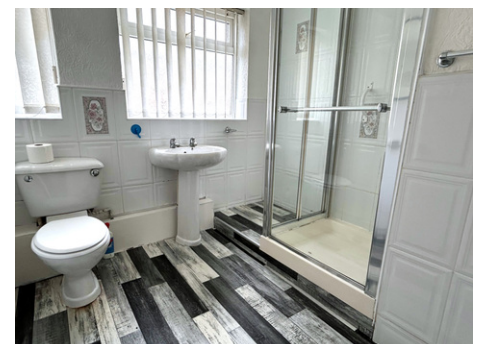
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Communal Entrance: Security intercom.

Private Entrance.:

Hall: Built in cupboards, Coved ceiling, Electric radiator.

Lounge: 15'2" x 13'8" (4.62 m x 4.17 m) Feature fireplace, Coved ceiling, UPVC double glazed windows and door to patio, Electric radiator.

Kitchen: 7'10" x 7'0" (2.39 m x 2.13 m) Wall and base cupboard units with complementary roll edge worktops, Electric cooker point, Single drainer ceramic sink with mixer tap, Plumbed for washing machine, UPVC double glazed window.

Bedroom 1: 13'8" x 9'11" (4.17 m x 3.02 m) Built in wardrobes, Coved ceiling, UPVC double glazed window, Electric radiator.

Bedroom 2: 11'9" x 9'8" (3.58 m x 2.95 m) Built in cupboard, Built in wardrobes, Coved ceiling, UPVC double glazed window, Electric radiator.

Shower Room: Comprising; Step in shower, Pedestal wash basin, Low flush WC, UPVC double glazed windows.

Outside: Communal gardens.

Parking: Garage and residents' parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 year lease from 1961; Service charge - £1366.25 per annum, Ground rent - £10 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)

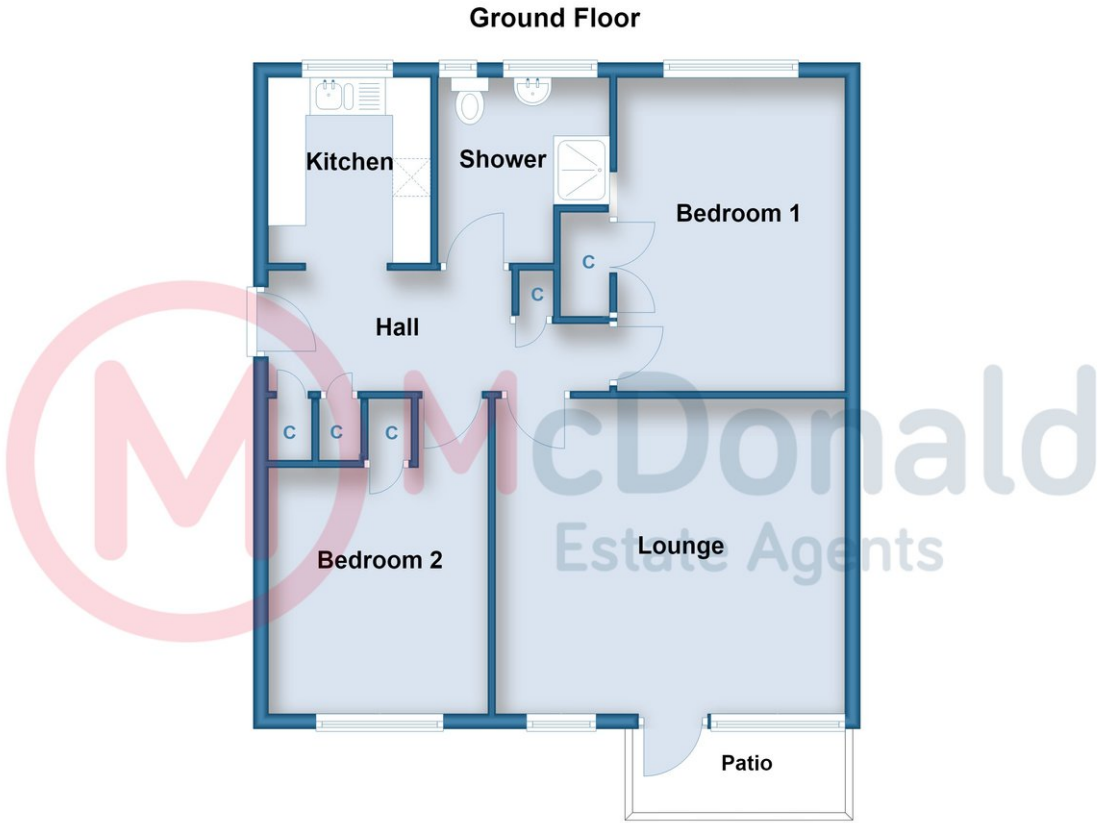


Directions: Travel along Red Bank Road to the seafront, turn left onto Queen's Promenade, Pembroke Court is further down on the left hand side.

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		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Pembroke Court

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