



18 Pembroke Court, Queens Promenade, Bispham, Blackpool, FY2 9PY

**£95,000**

A lovely second floor Apartment in a fabulously located Promenade block. No.18 has a Southerly facing balcony, boasts **THREE BEDROOMS**, with a large Lounge and modern style Kitchen and Shower room facilities, and is sold with **NO ONWARD CHAIN**.

- Lounge
- South facing Balcony
- Modern style Kitchen
- **THREE** Bedrooms
- Modern style Shower room
- Electric heating
- UPVC double glazing
- Large Garage

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**Communal Entrance:** Security intercom, stairs to all floors.

**Private Entrance:**

**Hall:** Three storage cupboards, Electric radiator.

**Lounge:** 15'3" x 13'11" (4.65 m x 4.24 m) Coved ceiling, Wood finish flooring, UPVC double glazed window and patio doors to balcony, Wall mounted electric radiator.

**Kitchen:** 7'10" x 6'11" (2.39 m x 2.11 m) A range of wall and base cupboard units with complementary work surfaces, Built in oven and hob with extractor over, Stainless steel sink with drainer unit and mixer tap, Part tiled walls, Tiled floor, UPVC double glazed window.

**Bedroom 1:** 13'8" x 10'1" (4.17 m x 3.07 m) Modern style fitted wardrobes and bedside cabinets, Built in wardrobe, UPVC double glazed window, Electric radiator.

**Bedroom 2:** 12'0" x 9'8" (3.66 m x 2.95 m) Storage cupboard, UPVC double glazed window.

**Bedroom 3:** 13'6" x 6'11" (4.11 m x 2.11 m) Modern style fitted wardrobes and matching drawers and bedside cabinets, Coved ceiling, UPVC double glazed window.

**Bathroom:** Modern style three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled floor, Part tiled walls, Two UPVC double glazed windows.

**Outside:** Communal gardens.

**Parking:** Integral Garage with an up and over door, and Residents parking

**Heating:** Electric heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; 995 years from 1961; Service charge and ground rent £1258.04 for the period 01/04/2025 - 31/03/2026. Prospective purchasers should seek clarification of this from their Solicitors.

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



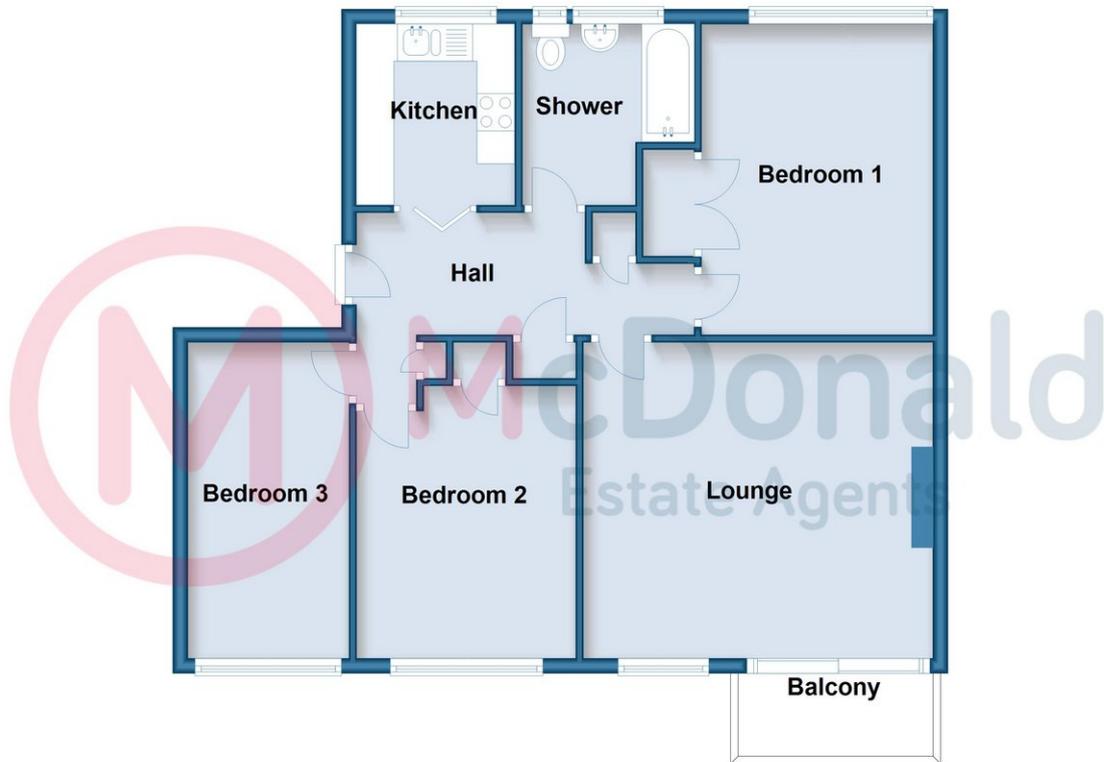
**Directions:** Travel along Red Bank Road to the seafront, turn left onto Queen's Promenade, Pembroke Court is further down on the left hand side.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Second Floor**



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**Pembroke Court**

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