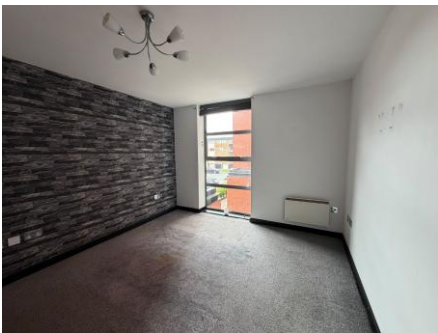




Estate Agents and Valuers

' SEA VIEWS '



APARTMENT 12 ADMIRAL VIEW 160 QUEENS PROM BLACKPOOL FY2 9GN
PRICE £90,000
NO CHAIN

- . MODERN PURPOSE BUILT FIRST FLOOR APARTMENT
- . 2 DOUBLE BEDROOMS
- . TWO BATHROOMS
- . OPEN PLAN LOUNGE / KITCHEN
- . BALCONY WITH SEA VIEWS
- . DOUBLE GLAZING & ELECTRIC HEATING
- . ALLOCATED & VISITOR PARKING & GARAGE
- . LIFT ACCESS TO ALL FLOORS

.DESCRIPTION Situated in a sought after Admiral View development, this modern first floor apartment enjoys a prime position with delightful sea views and is conveniently located within easy reach of Bisham Village and Blackpool town centre. Accessed via a secure communal entrance with intercom system and lift, the well presented accommodation comprises a welcoming entrance hall, a superb open plan lounge and fitted kitchen with a sunny westerly aspect and balcony overlooking the promenade and coastline, two generous double bedrooms, the principal benefiting from an en suite shower room, together with a family bathroom / W.C. Externally, the development offers beautifully maintained communal gardens along with both allocated and visitor parking, making this an ideal permanent home, holiday retreat or investment opportunity.

LOCATION Proceeding towards Bispham along the Promenade from Gynn Square and turn right into Norfolk Avenue. Admiral view is on the left hand side.



APARTMENT 12 ADMIRAL VIEW

The accommodation comprises:-

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL Security intercom, stairs, lift access to all floors.

ON THE FIRST FLOOR

LANDING

ENTRANCE HALL Utility cupboard with plumbing for washing machine.

LOUNGE 17'4 X 15'8. Double glazed door to balcony, two electric radiators, open to:-

KITCHEN 10'8 X 7'4. Fitted with a range of white base units and worktops with bevelled edged incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, integrated fridge freezer, matching eye level cupboards.

BEDROOM NO 1 14'0 X 10'6. Double glazed window, electric radiator.

EN – SUITE Shower cubicle, pedestal wash hand basin, W.C – low suite, part tiled walls, heated ladder towel rail.

BEDROOM NO 2 9'8 X 8'0 (PLUS DOOR RECESS). Double glazed window, electric radiator.

BATHROOM & W.C Panelled bath, pedestal wash and basin, W.C – low suite, part tiled walls, heated ladder towel rail.

OUTSIDE

COMMUNAL GARDENS

ALLOCATED PARKING SPACE & VISITOR PARKING

TENURE Leasehold.

SERVICE CHARGE Approx £5,000 per annum.

SERVICES Mains electricity and drainage connected.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

EPC RATING:- C

COUNCIL TAX BAND:- C