



Flat 3, Anselm Court, Pembroke Avenue, Blackpool, FY2 9QD

£117,500

***** GROUND FLOOR APARTMENT just off THE PROMENADE*****

This is a **WELL-PRESENTED** ground floor apartment literally just 50 yards from the **PROMENADE** and just 0.9 miles to Bispham **VILLAGE** centre.

In brief, a **MODERN** fitted kitchen, modern **FOUR** piece bathroom, Two **DOUBLE** bedrooms and to the rear, an invaluable **GARAGE**.
No onward chain.

- Two **DOUBLE** bedrooms
- **LARGE** lounge / dining room
- **FITTED** kitchen
- Modern bathroom
- **UPVC** double glazing
- Gas central heating
- **GARAGE**
- Close to **PROMENADE**

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McDonald

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Ground Floor:

Communal Entrance / Hallway: Leading to private ground floor entrance to flat 3.

Hallway:

Lounge: 16'2" x 12'8" (4.93 m x 3.86 m) Feature fireplace, Coved ceiling, Two radiators, UPVC double glazed window and patio doors to:-

Terrace: Paved patio with small plot.

Kitchen: 11'5" x 7'11" (3.48 m x 2.41 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Plumbed for washing machine, Heated towel rail/radiator, Tiled floor.

Bedroom 1: 12'11" x 11'10" (3.94 m x 3.61 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 8'7" (3.51 m x 2.62 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Modern four piece bathroom comprising; Panelled spa bath with shower attachment, Separate shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, Two UPVC double glazed windows, Heated towel rail/radiator.

Outside: Communal gardens.

Garage: Up and over electric door.

Additional Information: Some items of furniture and white goods are also available (subject to negotiation).

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Currently 946 years remaining from 999 year lease; Service charges £1200 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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



Directions: From our office travel towards the promenade and at the traffic lights turn left. Pembroke Avenue is the fourth turning on the left.

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	70	74
(55-68) D		
(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.

Anselm Court

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your FREE market appraisal.