



## 16 Snowdon Close, Blackpool, FY1 5AZ

**£39,950**

**This first-floor, purpose-built studio apartment offers an ideal first step onto the property ladder or a perfect base for a Fylde Coast holiday retreat. It features a spacious open-plan lounge/bedroom area, plus a separate dressing room that leads into a modern wet-room style shower room.**

**Many residents have successfully converted similar layouts into one-bedroom apartments, making clever use of the generous living space and dressing room.**

**The development itself is attractively maintained, offering allocated parking, additional visitor parking, and established communal gardens.**

- Studio apartment
- UPVC double glazing
- Electric heating
- Dressing Room
- Modern shower room
- No chain

Award winning property sales since 1948.



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498



sales@mcdonaldproperty.co.uk  
www.mcdonaldproperty.co.uk



**Ground Floor:**

**Communal Entrance:** (Two flats only). Staircase to the first floor.

**First Floor:**

**Landing.**

**Private Entrance.**

**Lounge:** 17'11" x 9'6" (5.46 m x 2.90 m) Decorative fireplace with fire surround, Oak flooring, UPVC double glazed window. Open archway to:-

**Kitchen:** 8'1" x 7'11" (2.46 m x 2.41 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Extractor hood, UPVC double glazed window.

**Dressing Room:** 8'1" x 4'7" (2.46 m x 1.40 m) Fitted wardrobes, Oak flooring, UPVC double glazed window.

**Shower 'Wet' Room:** Comprising; Open shower area, Pedestal wash basin, Low flush WC, Tiled walls, Warm air wall heater, Extractor fan.

**Outside:** Communal gardens, Mostly lawned with numerous established flowerbeds.

**Heating:** Warm air heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; 999 years from 1983; Service charge £726.89 per annum; Ground rent £15.00 per annum. We are awaiting confirmation of the lease length. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1594.81 (2025/26)



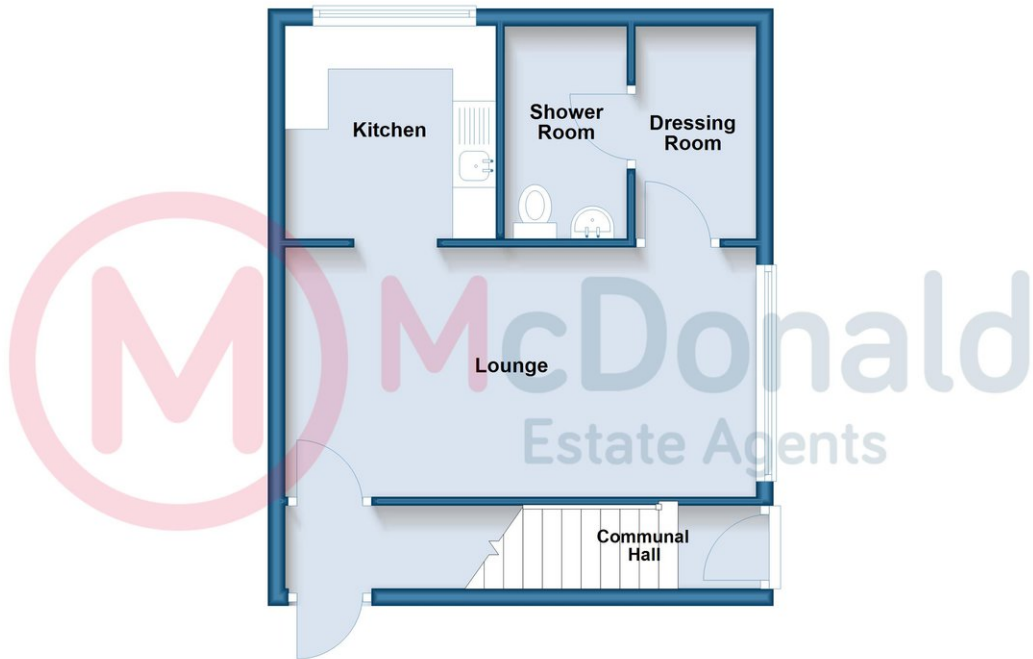
**Directions:** When travelling south along Whitegate Drive, take the right at the lights with Condor Grove. Snowden Close is the first turn on your right. No:16 is in the third block on your left

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

### Snowden Close

Are YOU thinking of selling?  
 Call McDonald Estate Agents NOW, for  
 your FREE market appraisal.