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42 Pembroke Court, Queens Promenade, Blackpool, FY2 9PY

£79,950

This is a beautifully presented duplex apartment with spacious accommodation across two floors. With a LARGE lounge / dining room, leading to a private BALCONY, a STYLISH fitted dining kitchen with breakfast bar, Two DOUBLE bedrooms and a modern bathroom and separate WC.

This lovely home is located literally 100 yards from the SEAFRONT and Queens Promenade.

Internal viewing highly recommended.

- Beautifully presented
- Two DOUBLE bedrooms
- LARGE lounge
- Private BALCONY
- STYLISH dining kitchen
- MODERN bathroom
- UPVC double glazing
- Gas central heating
- Close to SEAFRONT
- No chain



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Ground Floor: Communal entrance, staircase to all floors.

Second Floor:

Private Entrance.

Hall: Composite front door, Coved ceiling, Staircase, Understairs storage, Radiator.

Kitchen: 9'9" x 7'7" (2.97 m x 2.31 m) Stylish range of fitted wall and base cupboard units, Complementary worktops and breakfast bar, Stainless steel sink, Integrated appliances to include; Double oven/grill, hob, fridge and freezer. Plumbed for washing machine, Tiled splashback, Coved ceiling, Two UPVC double glazed windows.

Lounge: 15'0" x 13'9" (4.57 m x 4.19 m) Coved ceiling, Two UPVC double glazed windows and patio door to balcony, Radiator.

Third Floor:

Landing: Built in airing cupboard, Coved ceiling.

Bedroom 1: 13'9" x 9'8" (4.19 m x 2.95 m) Fitted wardrobes with mirrored sliding doors, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 13'1" x 6'11" (3.99 m x 2.11 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, tiled walls, Coved ceiling, UPVC double glazed window, Warm air heater.

Separate WC: Low flush WC, Wash basin, Tiled walls, UPVC double glazed window.

Outside:

Communal gardens.

Parking: Communal residents parking.

Heating: Gas central heating and warm air heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; remainder of 999 years, Service charge £132 per month including ground rent and building insurance. Prospective purchasers should seek clarification of this from their Solicitors.

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



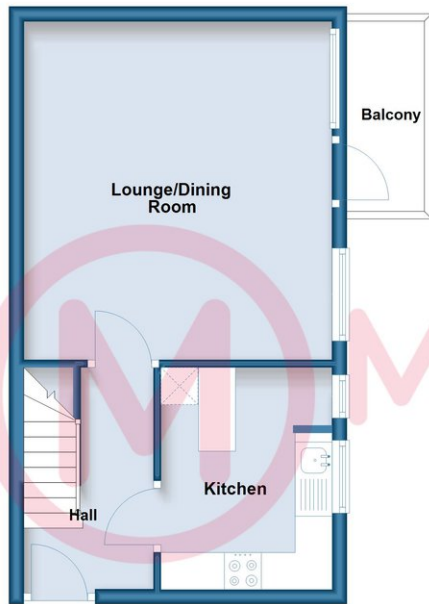
Directions: Travel along Red Bank Road to the seafront, turn left onto Queen's Promenade, Pembroke Court is further down on the left hand side.

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.

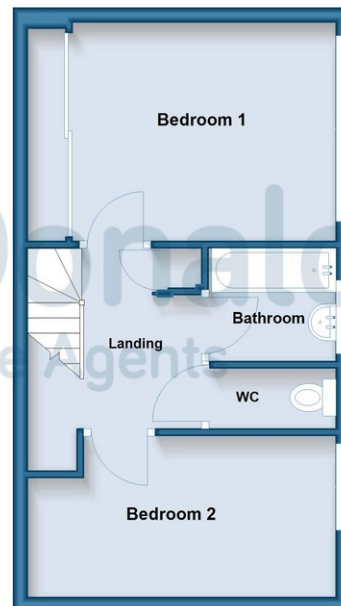
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Pembroke Court

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