



3 Bannister Court, Queens Promenade, Bispham, FY2 9LW

£109,950

A second floor purpose built Apartment Situated in a sought after Promenade development. Immaculately presented throughout, with a spacious open plan Living Room, modern style Kitchen and Bathroom facilities and two DOUBLE Bedrooms, the flat also boasts breath taking views over the Irish Sea from its private enclosed balcony — the perfect spot to enjoy seaside sunsets all year-round, and is sold with NO ONWARD CHAIN.

- Two double Bedrooms
- Open-plan Lounge and Dining Area
- Modern style Kitchen and Bathroom
- Enclosed balcony
- Spectacular views of the Irish Sea
- Scope for modernisation to make your own
- Shared garage



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Communal Entrance: Security intercom, Staircase to all floors.

Private Entrance:

Hall: Coved ceiling, Built in storage.

Open Plan Living Area: 20'9" x 12'4" (6.32 m x 3.76 m) Wall mounted electric fire, Coved ceiling, UPVC double glazed window, Electric radiator, Double glazed window and door to :-

Conservatory Balcony: 12'3" x 6'9" (3.73 m x 2.06 m) UPVC double glazed picture windows. Windows were replaced December 2025 (document available to view in office).

Kitchen: 9'8" x 8'9" (2.95 m x 2.67 m) Modern style wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Integrated fridge, freezer and washing machine, Electric cooker point with extractor hood, UPVC double glazed window.

Bedroom 1: 12'1" x 11'10" (3.68 m x 3.61 m) Coved ceiling, UPVC double glazed window, Electric radiator.

Bedroom 2: 12'7" x 8'8" (3.84 m x 2.64 m) Coved ceiling, UPVC double glazed window, Electric radiator.

Bathroom: Modern style three piece suite comprising; Panel bath with shower over, Vanity wash basin and integrated low flush WC, Tiled walls, UPVC double glazed window, Electric ladder radiator, Hot water pump to maintain hot water pressure.

Outside:

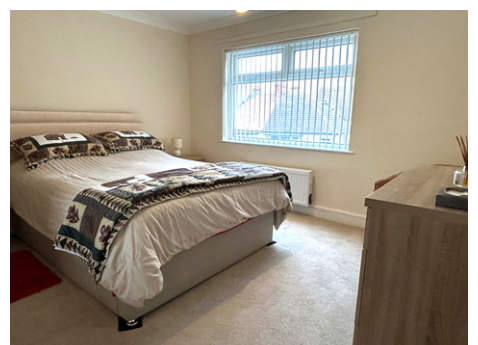
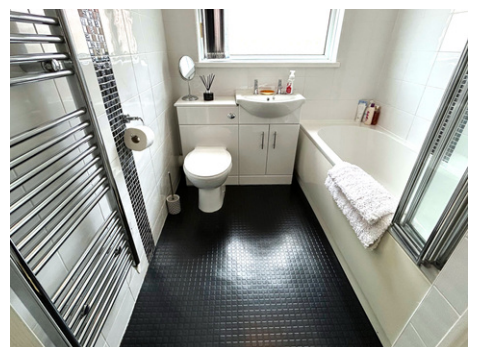
Communal spaces: Outdoor storage cupboard.

Parking: Covered shared car port.

Heating: Electric heating (NOT TESTED)

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

Tenure: We have been informed that the property is leasehold; 999 years from 1968; Service charge £160 per month. Prospective purchasers should seek clarification of this from their Solicitors.



Directions: From our office on Red Bank Road, head up to the Promenade, turn left and Bannister Court is about 200 yards on your left, just before Cavendish Avenue.

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.



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Plan produced using PlanUp.

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