



**McDonald**

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**4 Somerset Court, Blackpool,  
FY1 5QQ**



**£99,950**

**This is an exceptionally spacious and well presented ground floor apartment, offering an ideal alternative to a bungalow for those seeking single-level living.**

**The accommodation features a generous open-plan lounge/dining room measuring over 22ft x 10ft, along with a stylish fitted breakfast kitchen complete with integrated appliances. There are two double bedrooms, including a master with en-suite, as well as a modern family bathroom. Externally, the property benefits from an allocated parking space in addition to visitor parking.**

**Ideally positioned, the apartment sits centrally between the award-winning Stanley Park, the Promenade, and the wide range of amenities within the town centre, all located within one mile.**

**Offered with no onward chain.**



- Two DOUBLE bedrooms
- TWO bathrooms
- FITTED breakfast kitchen
- Large lounge / dining room
- Allocated parking
- Gas central heating; UPVC double glazing
- No chain

**Award winning property sales since 1948.**



**Ground Floor:** Communal Entrance(s) front & rear

**Private Entrance.**

**Hall:** Built in storage cupboard, Radiator.

**Lounge:** Feature fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 15'10" x 7'5" (4.83 m x 2.26 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor, Colour coordinated sink, Tiled walls and floor, Concealed combi gas central heating boiler, UPVC double glazed window, Radiator.

**Bedroom 1:** 15'11" x 10'0" (4.85 m x 3.05 m) UPVC double glazed window, Radiator.

**En-Suite:** Shower 'wet' room, Low flush WC, Pedestal wash basin, Tiled walls, Heated towel rail/radiator.

**Bedroom 2:** 12'3" x 7'2" (3.73 m x 2.18 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled walls and floor, Heated towel rail/radiator.

**Outside:** Communal gardens.

**Parking:** Allocated parking space and visitor's parking.

**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We have been informed that the property is leasehold; 999 years from 1989; Service charge £660 p/a; Ground rent £104.45 p/a. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £2233.97 (2026/27)

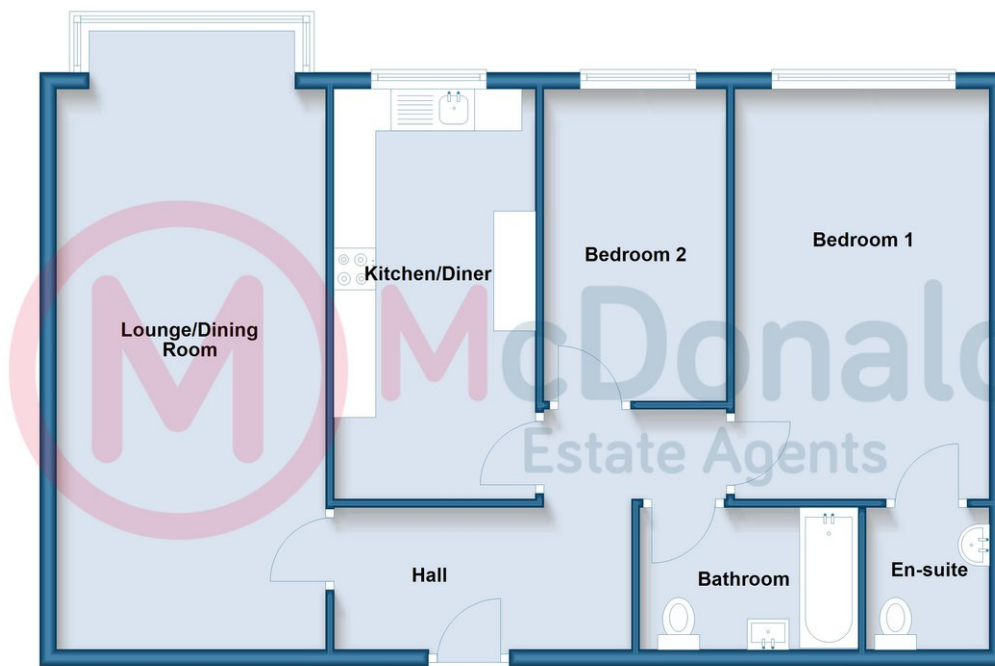


**Directions:** Travel south along Whitegate Drive. After the fourth set of traffic lights turn tenth right into Somerset Avenue. Somerset Court is on your right.

**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.

### Ground Floor



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### Somerset Court

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Call McDonald Estate Agents NOW, for  
your FREE market appraisal.