



47 Holroyd Court, Queens Promenade,  
Blackpool, FY2 9JH

**£160,000**

Arguably the prime position of the whole development, with the delightful benefit of a South Westerly facing balcony, affording the most stunning sea views, and impressive levels of accommodation to include a Living room which is approximately 20' x 20' and two double Bedrooms. Holroyd Court itself offers the peace of mind of a house manager and emergency call system, residents lounge, guest suite, laundry room, a security entry system, and also a lift. Sold with NO ONWARD CHAIN.

- Large lounge
- Modern style kitchen and Bathroom
- Two double bedrooms
- Guest suite
- House manager
- and emergency call system
- Residents lounge and laundry room
- Lift to all floors; Residents parking

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**Communal Entrance:** Lift to all floors.

**Private Entrance.**

**Hall:** Walk in cupboard, Airing cupboard, Security entry system, Coved ceiling, Electric wall heater.

**Lounge:** 20'8" x 20'0" (6.30 m x 6.10 m) TV point, Coved ceiling, UPVC double glazed window and doors to balcony, Electric wall heaters.



**Kitchen:** 9'6" x 8'6" (2.90 m x 2.59 m) Wall and base cupboard units with complementary roll edge worktops, Oven and hob with extractor hood, Single drainer sink with mixer tap, Part tiled walls, Coved ceiling, UPVC double glazed window.



**Bedroom 1:** 16'5" x 9'10" (5.00 m x 3.00 m) Fitted wardrobes and matching drawer units, Coved ceiling, UPVC double glazed window, Electric heater.

**Bedroom 2:** 10'10" x 9'2" (3.30 m x 2.79 m) Coved ceiling, UPVC double glazed window, Electric heater.

**Shower Room:** Three piece suite comprising; Walk in shower, Vanity wash basin, Low flush WC, Tiled walls, Shaver point, Extractor, Electric towel heater, Electric wall heater.



**Outside:**

**Gardens:** Communal garden areas.

**Parking:** Communal parking spaces.

**Heating:** Electric heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; 125 years from 2005; Ground rent £225 six monthly; Service charge £2295.00 six monthly. Prospective purchasers should seek clarification of this from their Solicitors.

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

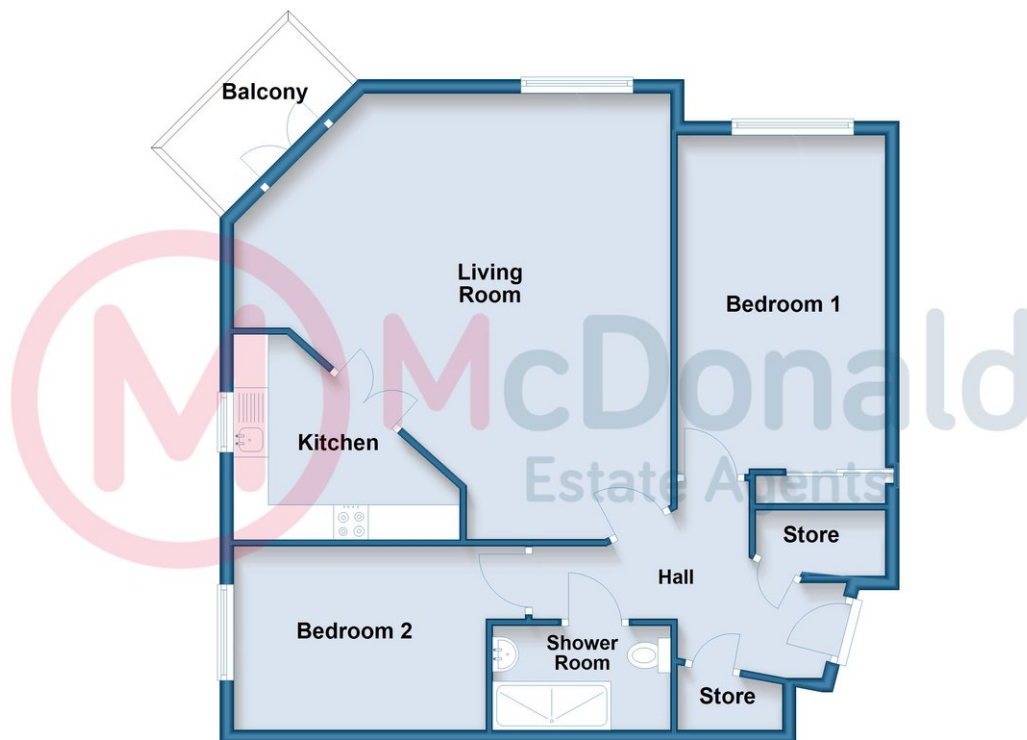


**Directions:** From Red Bank Road, proceed towards the sea front and turn left onto Queens Promenade. Holroyd Court can be found a short way along.

**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.

### Second Floor



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### Holroyd Court

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