



**Apartment 32, Victoria Mansions,
187-191 Newton Drive, Blackpool,
FY3 8QG**

£104,950

This purpose-built apartment offers spacious accommodation throughout and is ideally situated just 300 yards from Victoria Hospital, with the multi-award-winning Stanley Park close by.

The property features a generous lounge (over 17ft), a separate fitted dining kitchen, a double bedroom, and a modern three-piece bathroom.

Externally, the property benefits from well-maintained communal gardens, an allocated parking space, and additional visitor parking.

Offered with no onward chain.

- One **DOUBLE** bedroom
- **LARGE** lounge
- **FITTED** dining kitchen
- **Modern** bathroom
- **Electric** heating
- **UPVC** double glazing
- **Allocated** Parking
- **Close to HOSPITAL; Close to STANLEY PARK.**



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



Award winning property sales since 1948.

Communal Entrance: Security intercom.

Communal Hall: Spacious reception area with lift and staircase to all floors.

Second Floor:

Communal Landing.

Private Entrance.

Hall: Large storage cupboard, Security intercom, Electric storage heater.

Lounge: 17'4" x 11'5" (5.28 m x 3.48 m) Four UPVC double glazed windows, Electric storage heater, UPVC double glazed doors to:-

Balcony: Corner balcony with views over local playing field.

Dining Kitchen: 13'4" x 9'9" (4.06 m x 2.97 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven, Hob with extractor hood, Microwave, Fridge, Freezer and Washing machine, Tiled splashback, UPVC double glazed window, Electric panel heater.

Bedroom: 13'9" x 10'7" (4.19 m x 3.23 m) UPVC double glazed window, Electric storage heater.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower, Vanity wash basin, Integrated low flush WC with storage cupboard, Warm air wall mounted heater.

Outside:

Communal Gardens: Mainly lawned with flowerbeds and established shrubs, plants and trees.

Parking: Allocated parking space plus visitor's parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 125 years from 1st January 2005; Service charge: £1352.28 per annum; Ground rent: we await confirmation from the seller. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)



Award winning property sales since 1948.



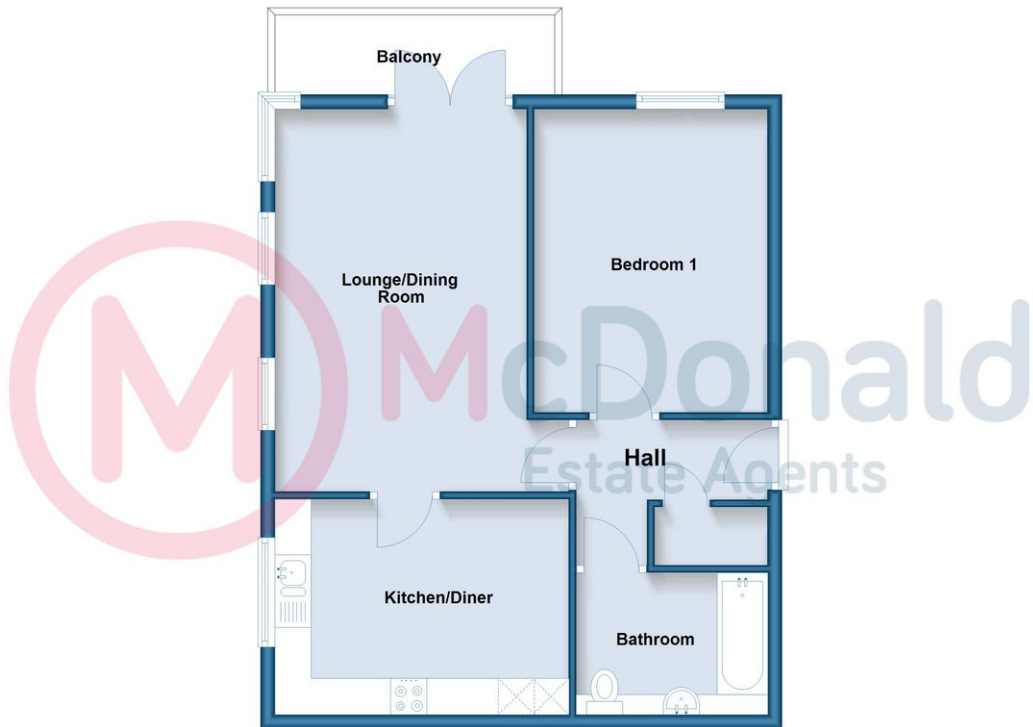
Directions: Take Whitegate Drive and proceed north to the traffic lights at Devonshire Square and turn right into Newton Drive, continue straight ahead until you reach the roundabout at Victoria Hospital. Go straight ahead onto Newton drive and Victoria Mansions is immediately on your right hand side.

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		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

Victoria Mansions

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

Award winning property sales since 1948.

