



## 24 Admiral Heights, Queens Promenade, Bispham, FY2 9GJ

**£129,950**

As this purpose-built apartment is situated on the **THIRD** floor (with lift access), it commands **SUPERB VIEWS** over the Irish sea. The open plan Living area takes full advantage of the outlook with a 'floor to ceiling' corner bay window and a Balcony. There are two Bedrooms and two Bath/Shower rooms, arranged as a main family Bathroom and an En-Suite to the Master Bedroom. The property is also sold with **NO ONWARD CHAIN**.

- Two Bedrooms
- SUPERB views
- Large open plan Living Area
- Bathroom PLUS En-suite
- Balcony
- West facing front elevation
- Allocated PARKING
- Lift to all floors

Successfully selling property since 1948.



# 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



**Communal Entrance:** Lift and staircase to all floors, Security intercom.

**Private Entrance:**

**Hall:** Walk in cupboard, Built in utility/storage cupboard-plumbed for washing machine, Wood effect laminate flooring, Electric heater.

**Living Area:** 18'0" x 17'1" (5.49 m x 5.21 m) Wood effect laminate flooring, Two electric wall mounted heaters, Double glazed corner bay window, Double glazed patio door and window leading to a sea facing Balcony.

**Kitchen Area:** 13'0" x 17'5" (3.96 m x 5.31 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Glass breakfast bar, Built in oven and hob with extractor hood, Stainless steel sink and separate drainer, Integrated fridge and freezer, Wood effect laminate flooring, Double glazed window.

**Bedroom 1:** 13'5" x 9'8" (4.09 m x 2.95 m) Wood effect laminate flooring, Double glazed window, Electric heater.

**En-Suite:** Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls.

**Bedroom 2:** 10'2" x 7'9" (3.10 m x 2.36 m) Wood effect laminate flooring, Double glazed window, Electric heater.

**Bathroom:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Heated towel rail.

**Outside:** Communal Gardens

**Parking:** Allocated Parking space.

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

**Tenure:** We have been informed that the property is leasehold 125 years from 2005, the management company have indicated that the service charge for 2026 is in the region of £415 pcm. Prospective purchasers should seek confirmation from their solicitors.

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



**Directions:** Take Red Bank Road to the seafront. Turn left onto the Promenade. Admiral Heights is a short way along on the left hand side (the Northern block).

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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.

**Admiral Heights**

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

Successfully selling property since 1948.

