



**35 Holroyd Court, Queens Promenade,  
Bispham, Blackpool, FY2 9JH**

**£67,500**

**This purpose-built retirement development offers a range of excellent communal facilities, including a residents' lounge for social events, a laundry room, and a guest suite for visiting family and friends.**

**The apartment itself is immaculately presented and features a generous double bedroom, an open-plan lounge and dining area, a fitted kitchen, and a modern shower room. Personal alarm points are installed throughout, providing added peace of mind.**

**Ideally situated on Queens Promenade, directly on the seafront and just 0.3 miles from Red Bank Road and the local shopping centre.**

**No onward chain.**

- Double bedroom
- Fitted kitchen
- MODERN shower room
- Lounge / Dining Room
- UPVC double glazing; Gas central heating
- Seafront development
- No chain

**Award winning property sales 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



## Ground Floor:

**Communal Entrance/Hall:** Security intercom, Lift and stairs to all floors.

## Second Floor:

**Communal Landing.**

**Private Entrance.**

**Hall:** Large built in storage and cloaks cupboard, Personal alarm point, Meters, Coved ceiling.

**Lounge:** 19'8" x 11'6" (5.99 m x 3.51 m) Fireplace, Coved ceiling, Personal alarm point, UPVC double glazed corner bay window, Electric heater.

**Kitchen:** 7'2" x 7'1" (2.18 m x 2.16 m) Modern fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Tiled splash back, Built in oven and hob with extractor, Coved ceiling, UPVC double glazed window, Warm air electric heater.

**Shower Room:** Modern three piece shower room comprising; Large shower cubicle with seating, Vanity wash basin, Low flush WC, Tiled and panelled walls, Personal alarm point, Warm air heater.

**Bedroom 1:** 14'5" x 8'8" (4.39 m x 2.64 m) Built in wardrobes, UPVC double glazed window, Electric storage heater.

**Outside:** Communal gardens, Mostly lawned with established flowerbeds.

**Parking:** Residents' parking.

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

**Tenure:** We have been informed that the property is leasehold with residue of a 125 year lease from c. 2004 / Service charges are approximately £3268 per annum to include ground rent. Prospective purchasers should seek clarification of this from their Solicitors.

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



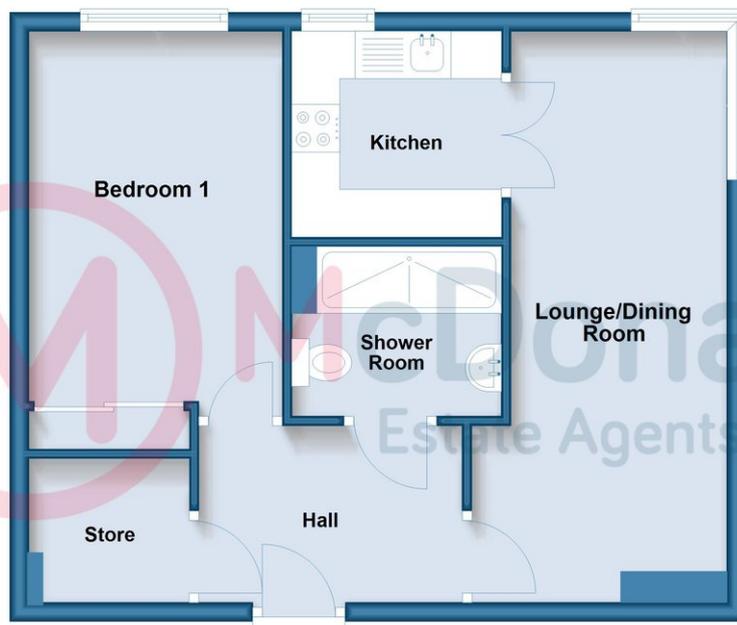
**Directions:** From Red Bank Road, proceed towards the seafront and turn left onto Queen's Promenade. Holroyd Court can be found a short way along.

**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.

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>	77	79
(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		

### 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.

### Holroyd Court

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