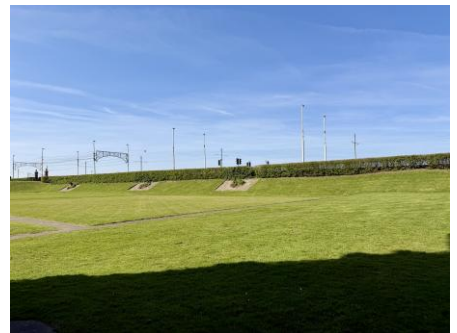




Estate Agents and Valuers

**' ON THE PROMENADE '**



**APARTMENT 6 ADMIRAL HEIGHTS 164 QUEENS PROM BLACKPOOL FY2 9GJ**  
**PRICE £115,000**

- . STUNNING GROUND FLOOR APARTMENT
- . 1 BEDROOM
- . DOUBLE GLAZING & ELECTRIC HEATING
- . MODERN KITCHEN & BATHROOM
- . PRIVATE PATIO / BALCONY
- . THE BALCONIES ARE BEING REPLACED WITH NEW GLASS BALCONIES
- . ALL POINTING WORK CARRIED OUT & STEEL WORK UPGRADED
- . COMMUNAL GARDENS
- . ALLOCATED & VISITOR PARKING

**DESCRIPTION** Admiral Heights is a stunning, immaculately presented one bedroom ground floor apartment set within a modern executive development on Queens Promenade. Boasting double glazing and electric heating, the property enjoys a superb position overlooking beautifully manicured gardens, with scenic walks right on the doorstep along the Promenade. The apartment also benefits from both allocated and visitor parking, and is conveniently located within easy reach of Bispham Village and blackpool town centre, making it an ideal home or investment.

**LOCATION** Proceeding towards Bispham along the Promenade from Gynn Square and the development corners Norfolk Avenue. Admiral Heights is the block to the left of the Miners Home building as you face it.



## APARTMENT 6 ADMIRAL HEIGHTS

The accommodation comprises:-

### ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL Security intercom.

ENTRANCE HALL Electric radiator, deep storage cupboard with plumbing for washing machine.

LOUNGE 20'8 X 8'9. Double glazed window, electric radiator, door to patio / balcony, open to kitchen.

PATIO / BALCONY Timber decking, views over the gardens.

KITCHEN 12'10 X 10'0. Fitted with a modern range of laminate base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, integrated fridge / freezer, matching eye level cupboards.

BEDROOM 17'8 X 9'1. Double glazed patio door with views over gardens, electric wall heater.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, W.C - low suite, part tiled walls, heated ladder towel rail, airing cupboard with cylinder tank.

### OUTSIDE

COMMUNAL GARDENS

ALLOCATED PARKING SPACE & VISITOR PARKING

TENURE Leasehold.

SERVICE CHARGE Approx £343 per month.

SERVICES Mains electricity and drainage connected.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

EPC RATING:- C

COUNCIL TAX BAND:- B