



**36 Hamilton Court, 49/51 Hornby Road, Blackpool, FY1 4QR**

**£67,950**

**A purpose-built first-floor apartment offering generous living space, comprising one double bedroom, a bright open-plan lounge and dining area, a fitted kitchen/diner, and a three-piece bathroom.**

**The property further benefits from UPVC double glazing, ample residents' parking, and a highly convenient location—within one-third of a mile of both the seafront and the town centre, providing easy access to a wide range of shops and amenities.**

**No onward chain**

- One DOUBLE bedroom
- Lounge
- Kitchen diner
- Bathroom
- UPVC double glazing
- Electric heating
- Close to SEAFRONT
- Close to TOWN CENTRE
- No chain

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**Communal Entrance/Hall:** Staircase to first floor.

**First Floor:**

**Communal Landing.**

**Private Entrance.**

**Hall.**

**Cloaks Cupboard:** Excellent storage area.

**Lounge:** 14'7" x 10'6" (4.44 m x 3.20 m) Coved ceiling, Electric storage heater, UPVC double glazed window. Open archway to:-

**Kitchen:** 8'6" x 7'10" (2.59 m x 2.39 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Tiled splashback, UPVC double glazed window.

**Bathroom:** Comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Part tiled walls, Built in airing cupboard and storage cupboard, Warm air wall mounted heater.

**Bedroom 1:** 13'1" x 10'7" (3.99 m x 3.23 m) UPVC double glazed window.

**Outside:** Communal gardens.

**Parking:** Communal residents' parking.

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

**Tenure:** We have been informed that the property is leasehold; Remainder of 999 years; Service charge £80.00 per month; Ground rent £60.00 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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



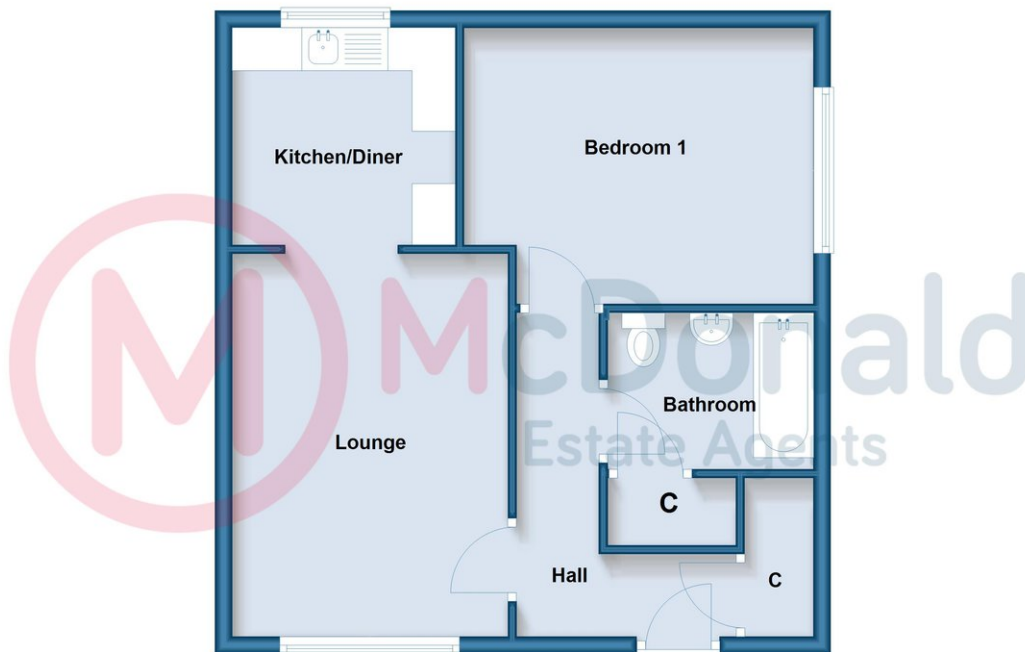
**Directions:** Travel South along Whitegate Drive take the first turning on your right into Hornby Road, Hamilton Court is at the end on the left hand side. But you will have to travel around the one way system back into Hornby Road to access from the other end. The entrance will then be one you immediate right after the junction with Corporation Street.

**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>	71	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



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### Hamilton Court

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