



16 Admiral Heights, Queen's Promenade, Blackpool, FY2 9GJ

**£124,950**

A BEAUTIFUL purpose built Apartment situated on the second floor of this ever popular Promenade development. From the balcony are side sea views, and the accommodation is immaculate throughout - a credit to the current owners.

- Open plan Living space
- Modern style Kitchen
- Two Bath/Shower Rooms
- Two bedrooms
- Balcony
- Double glazing; Electric heating
- Parking
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**McDonald**  
Estate Agents

**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
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**Communal Entrance:** ( ) Security intercom, Lift to all floors.

**Private Entrance:** ( )

**Hall:** ( ) Electric wall heater.

**Open Plan Living Space:** 24'7" x 18'4" (7.50 m x 5.60 m) A range of wall and base units with complementary work surfaces, Electric oven, Electric hob with extractor over, Stainless steel sink with drainer and mixer tap, Integrated fridge freezer, Utility cupboard which is plumbed for washing machine, TV point, Inset spotlights, Double glazed windows, Door to balcony, Electric heaters.



**Bedroom 1:** 14'9" x 9'6" (4.50 m x 2.90 m) TV point, Double glazed window, Electric heater.

**En Suite:** ( ) Comprising; Step in shower cubicle, Low flush WC, Wash basin, Part tiled walls, Heated towel rail.

**Bedroom 2:** 10'10" x 6'11" (3.30 m x 2.10 m) (measurement plus entrance area) Double glazed window, Electric heater.

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

**Outside:** ( )

**Gardens:** ( ) Communal gardens.

**Parking:** ( ) Allocated parking space.

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

**Tenure:** ( ) We have been informed that the property is leasehold. 125 years from 01/01/2004; Service charge £168 per month. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** ( ) Band - C £2024.00 (2024/25)

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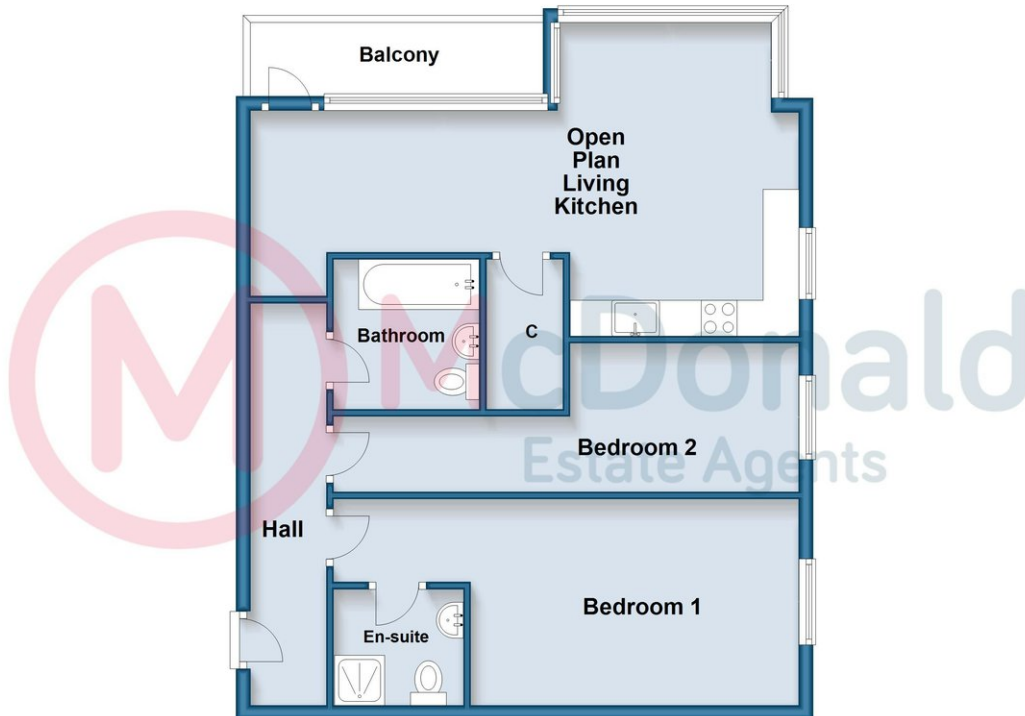
**Directions:** Take Red Bank Road to the seafront. Turn left onto the Promenade. Admiral Heights is a short way along on the left hand side.

**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>		82
(69-80)	<b>C</b>	75	
(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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Plan produced using PlanUp.

**16 Admiral Hts**

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