



33 Admiral Heights, Queens Promenade, Blackpool, FY2 9GJ

£155,000

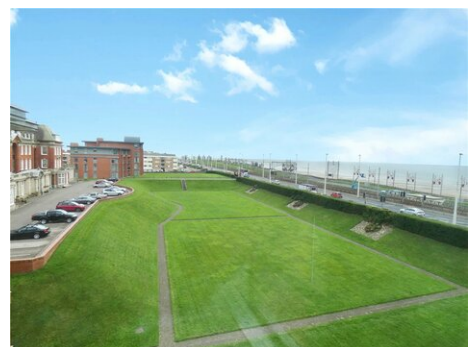
Affording just the most **STUNNING VIEWS** both West over the Irish Sea AND South along the Promenade. This fourth floor Apartment is stylishly presented and beautifully appointed throughout. A credit to the current owners, needs to be seen to be appreciated, and is sold with **NO ONWARD CHAIN**.

- Lift
- Open plan Living area with Balcony
- Modern style Kitchen
- Modern style Bathroom
- Two Bedrooms - one ensuite
- Residents parking
- Communal gardens
- IMMACULATE presentation.



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 Hall: Lift to all floors.

Private Entrance:

Hall: Built in utility cupboard plumbed for washing machine, Electric wall heater.

Lounge: 19'0" x 17'1" (5.80 m x 5.20 m) TV point, Security intercom, Electric heaters, Double glazed bay window, Double glazed doors to the balcony. Open to:-

Kitchen: 12'2" x 7'3" (3.70 m x 2.20 m) Modern style fitted wall and base cupboard units, Complementary roll edge worktops with glass breakfast bar, Stainless steel sink and drainer, Built in oven and hob with extractor hood, Integrated fridge and freezer, Recessed lighting.

Bedroom 1: 19'4" x 7'7" (5.90 m x 2.30 m) Fitted wardrobes with matching furniture, TV point, Double glazed window, Electric heater.

En-suite: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Heated towel rail.

Bedroom 2: Double glazed window, Electric heater.

Bathroom: Modern style three piece suite comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Recessed lighting, Heated towel rail.

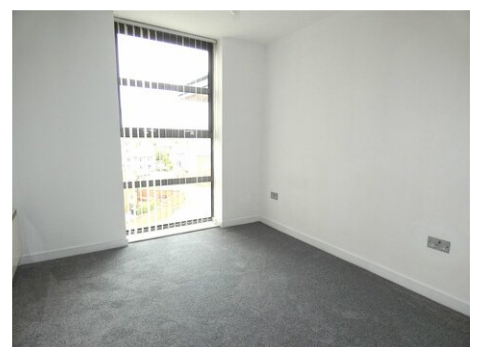
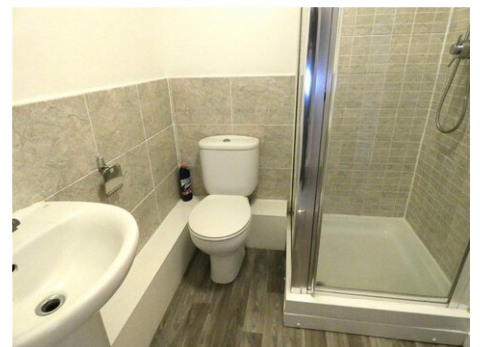
Outside:

Gardens: Communal gardens.

Parking: Allocated parking.

Tenure: We have been informed that the property is leasehold; 125 years from 26/09/2005; Ground rent £125 per annum; Block/Lift charge is £436.22 per annum; Service charge is £2622.03 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: () Band - C £1929.73 2023/24



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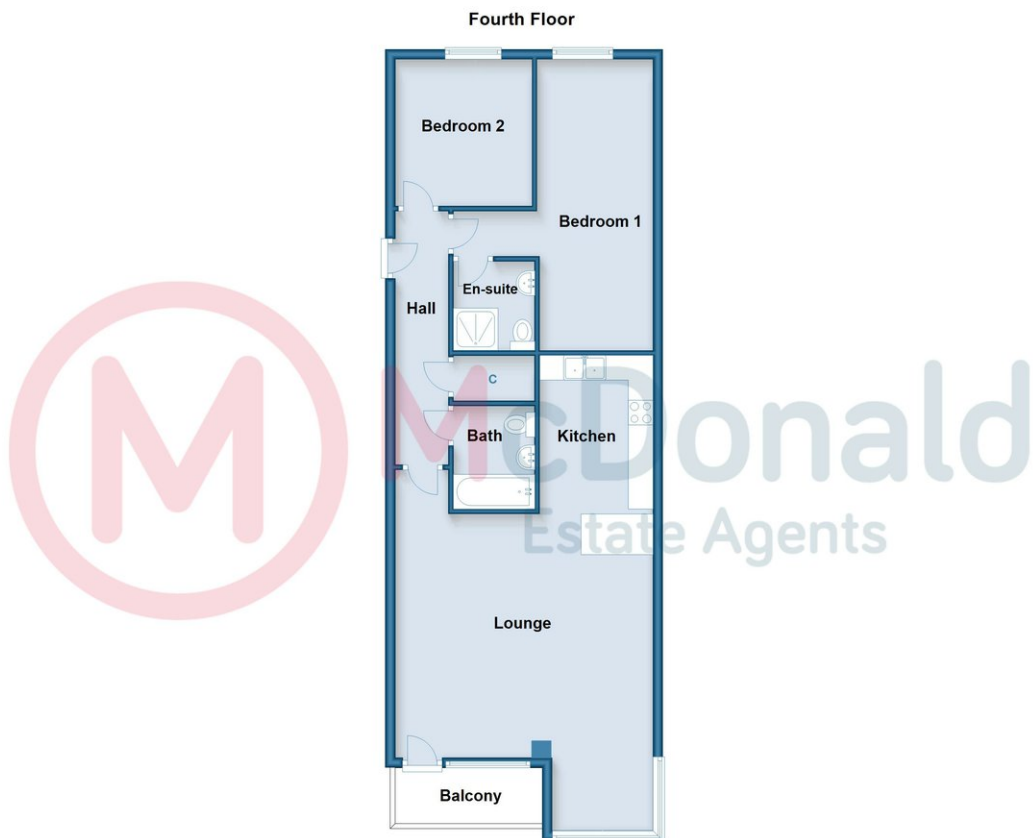


Directions: Take Red Bank Road to the seafront. Turn left onto the Promenade. Admiral Heights is a short way along on the left hand side.

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			
(92-100) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Admiral Heights

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