



Apartment 2, Admiral View, 160 Queens Promenade, Bispham, FY2 9GN

£129,950

GROUND FLOOR, purpose-built **APARTMENT** affording views over the **IRISH SEA** with its sunnier **WEST** and **SOUTH** facing aspects. The property has a **LARGE** lounge which is open plan with the modern fitted breakfast kitchen. There are **TWO** bedrooms and **TWO** bathrooms including the family bathroom and **EN-SUITE** shower.

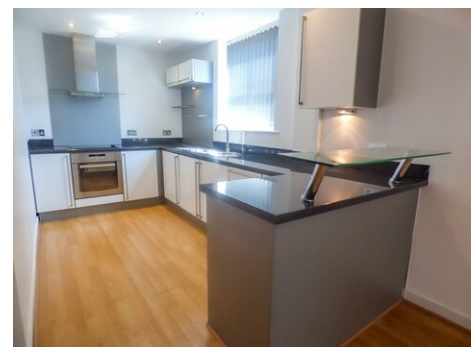
Externally there is allocated and visitors **PARKING** and the development is just **0.8 miles** from **Bispham VILLAGE** and located directly on the **PROMENADE**.
No onward chain.

- TWO bedrooms
- Ground Floor
- En-Suite
- LARGE lounge with TERRACE
- SEA VIEWS
- SOUTH and WEST elevation
- TWO bathrooms
- Within 0.8 miles of Bispham VILLAGE
- No chain



McDonald
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Ground Floor:

Communal Hall:

Private Entrance:

Hall: Built in utility cupboard, Plumbed for washing machine, Hot water cylinder, Built in storage cupboard, Wood effect laminate flooring.

Lounge: 20'8" x 17'1" (6.30 m x 5.20 m) Electric heater, Double glazed floor to ceiling bay window, Laminate floor, Double glazed patio doors to:-

Terrace: West facing terrace directly overlooking the Irish Sea.

Kitchen: 10'2" x 7'7" (3.10 m x 2.30 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink and drainer, Built in oven and hob with extractor hood, Integrated fridge and freezer, Tiled floor, Double glazed window.

Bedroom One: 13'5" x 9'10" (4.10 m x 3.00 m) Double glazed window, Electric heater.

En-Suite: Comprising; Tiled shower cubicle, Low flush WC, Pedestal wash basin, Half tiled walls, Wood effect laminate flooring, Heated towel rail/radiator.

Bedroom Two: Double glazed window, Electric heater.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Half tiled walls, Heated towel rail/radiator.

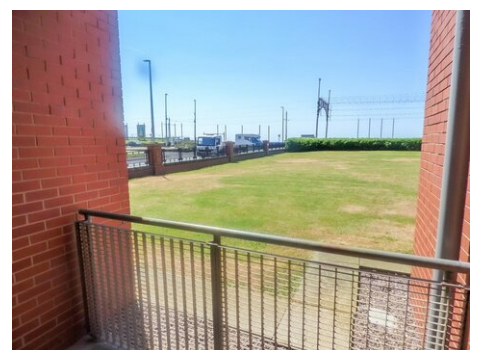
Outside: Communal gardens, mostly lawned.

Parking: Allocated parking.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. 125 years from 2005; Service charge £216 per month. Estate and lift charge £36.35 per month. Ground rent £125 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £1834.35 (2022/23)



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Directions: From our office on Red Bank Road, proceed toward the sea front, and turn left onto Queens Promenade. Admiral View can be found a short distance on the left hand side at the site of the Old Miners Home.

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			
(69-80) C			76
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Admiral View

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