



52 Norkeed Court, Queens Promenade, Norbreck, FY5 1PU

£75,000

A Purpose Built Apartment situated on the first floor, but with ramp access making it PERFECT FOR THOSE WITH MOBILITY ISSUES. Affording lovely Southerly views along the coast, the property is also sold with NO ONWARD CHAIN.

- Lounge - over 18' in length
- One Bedroom
- Modern style Kitchen
- Shower Room
- UPVC double glazing
- Electric heating
- Residents parking



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Communal Entrance: Ramp and staircase access to first floor, Security entry exterior door.

Private Entrance:

Hall: Built in storage cupboard, Walk in cupboard.

Lounge: 18'3" x 9'10" (5.56 m x 3.00 m) Fire surround housing electric fire, TV point, UPVC double glazed window, Electric wall heater.

Kitchen: 8'5" x 7'9" (2.57 m x 2.36 m) Modern style fitted wall and base cupboard units with co-ordinating work surfaces, Single drainer stainless steel sink unit with mixer tap, Electric cooker point, Plumbed for washing machine, UPVC double glazed window.

Bedroom: 14'5" x 9'0" (4.39 m x 2.74 m) Built in wardrobes, UPVC double glazed window.

Shower Room: Three piece suite comprising; Step in shower, Pedestal wash basin, Low flush WC, Extractor fan.

Outside:

Gardens: Communal gardens.

Parking: Residents parking to the rear.

Heating: Electric wall heaters (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1447.30 (2023/24)



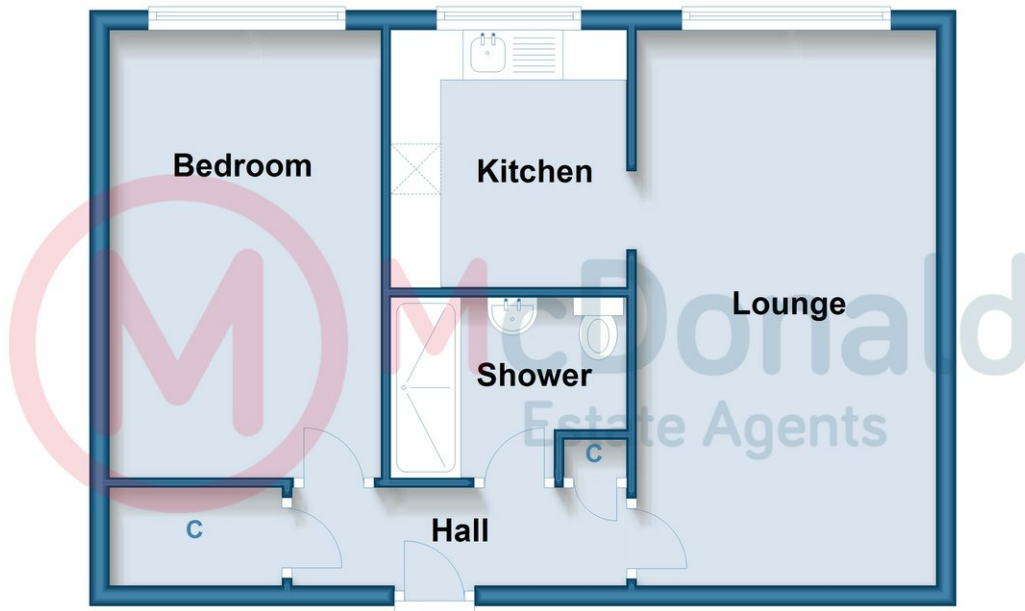
Directions: From our office proceed towards the Promenade. At the traffic lights turn right and proceed north passing the Norbreck Castle Hotel. Norkeed Court is further along on the right hand side.

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			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

First Floor



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Plan produced using PlanUp.

52 Norkeed Court

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