




McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk

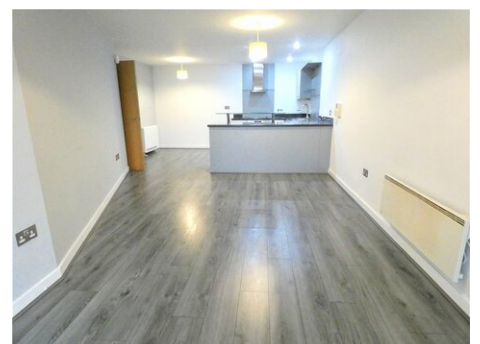
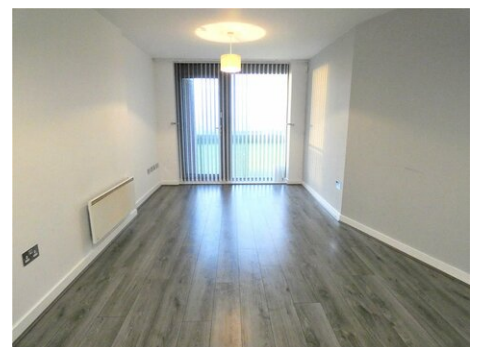


10 Admiral View, Queens Promenade,
Blackpool, FY2 9GN

£109,950

Affording the most **STUNNING COASTAL VIEWS**, this First Floor Apartment is immaculately presented, with a contemporary decor theme throughout. Sold with **NO ONWARD CHAIN** - needs to be seen

- Open plan Living Area
- Sea facing Balcony
- Modern style Kitchen
- Modern style Bathroom
- Spacious Bedroom also with Balcony access
- Residents parking
- Communal gardens



Award winning property sales since 1948.



Communal Entrance: Lift to all floors.

Private Entrance:

Hall: Wood effect laminate flooring, Walk in cupboard with plumbing for washing machine, Electric wall heater.

Open Plan Lounge/Kitchen: 27'11" x 14'5" (8.50 m x 4.40 m) Modern fitted base units with complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor over, Single drainer circular sink, Integrated fridge and freezer, Wood effect laminate flooring, TV point, Electric wall heater, Double glazed window and door to balcony.

Bedroom: 17'5" x 9'2" (5.30 m x 2.80 m) Wood effect laminate flooring, TV point, Electric wall heater, Double glazed window and door to balcony.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Extractor fan, Built in cupboard, Towel heater radiator.

Heating: Electric heating (NOT TESTED).

Outside:

Gardens: Communal gardens

Tenure: We have been informed that the property is leasehold; 125 years from 01/01/2004; Service charge £220.58 per month (2023). Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1771.00 (2024/25)

Parking: Residents parking.



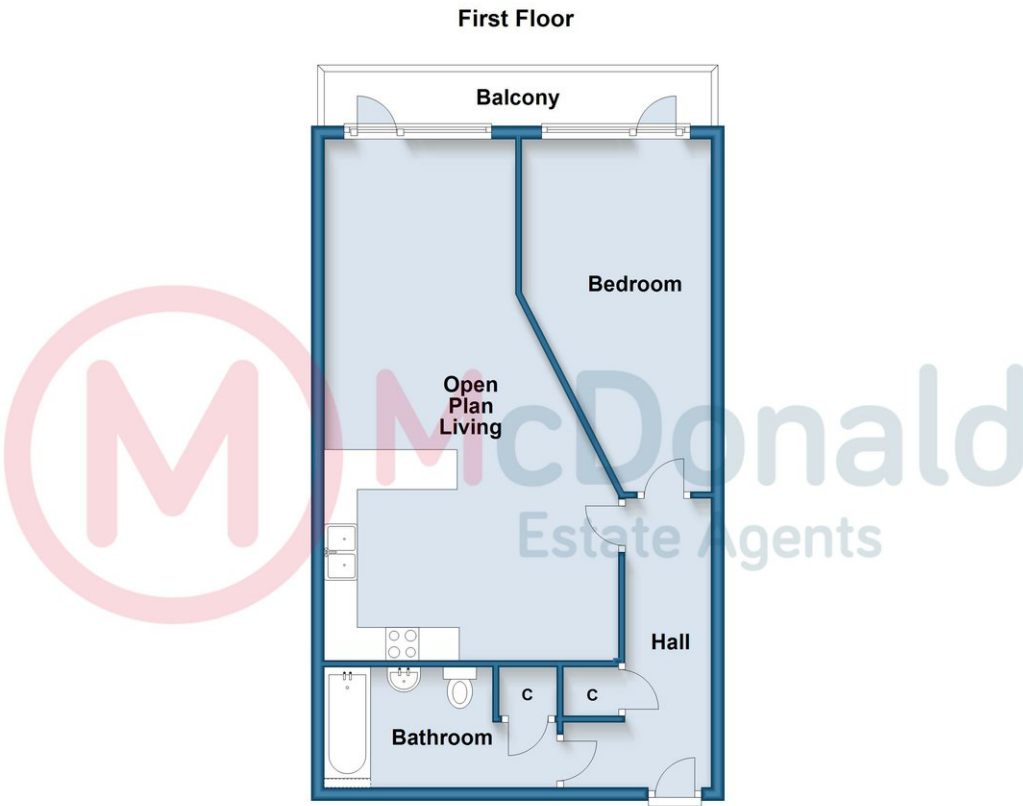
Award winning property sales since 1948.

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	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Admiral View

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for your FREE market appraisal.