



11 Holroyd Court, Queens Promenade, Blackpool, FY2 9JH

£80,000

A purpose built **GROUND FLOOR** Retirement Apartment (over 60's), with its own private door and a **SOUTHERLY FACING** patio area. This Promenade situated development offers the peace of mind of a house manager and emergency call system along with the added benefits of a residents lounge, and laundry room. Sold with **NO ONWARD CHAIN**.

- Lounge - over 24'; Kitchen
- One Double Bedroom; Shower Room
- Southerly facing Patio area
- House manager
- and emergency call system
- Residents' Lounge and Laundry room
- Lift to all floors; Residents parking
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-
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Communal Entrance: () Lift and stairs to all floors.

Private Entrance: ()

Hall: () Coved ceiling, Walk in cupboard.

Lounge: 24'7" x 10'6" (7.50 m x 3.20 m) Coved ceiling, UPVC double glazed French doors to terrace area, Electric heater.

Kitchen: 8'6" x 7'3" (2.60 m x 2.20 m) Wall and base cupboard units, Work surfaces, Extractor fan, Single drainer stainless steel sink, UPVC double glazed window, Electric heater.

Bedroom: 19'4" x 9'2" (5.90 m x 2.80 m) Built in wardrobes, Coved ceiling, UPVC double glazed window to rear, Electric storage heater.

Shower Room: () Walk in shower cubicle, Low flush WC, Vanity wash basin, Extractor fan, Electric wall heater.

Outside: ()

Communal Gardens: ()

Parking: () Residents

Heating: () Electric heating (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 - B £1605.05 (2022/23)

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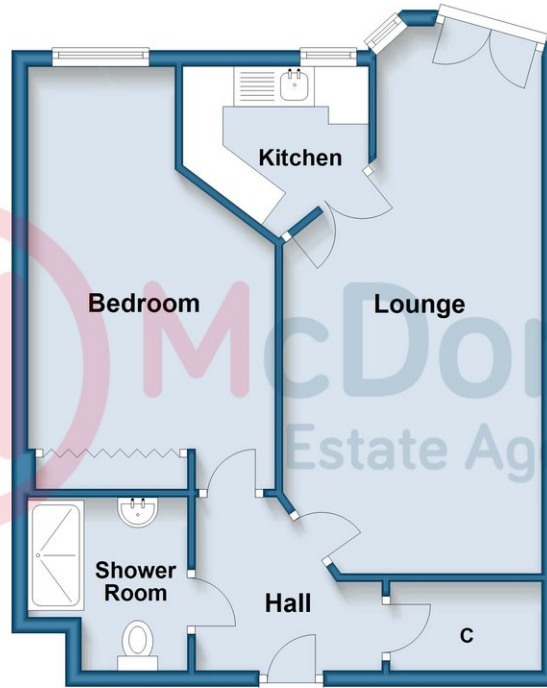
Directions: From Red Bank Road, proceed towards the sea front and turn left onto Queens Promenade. Holroyd Court can be found a short way along.

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	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Holroyd Court

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