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12 Queens Court, Queens Promenade, Bispham, Blackpool, FY2 9PG

£105,000

A second floor Purpose Built Apartment with a balcony and a STUNNING OUTLOOK to the front directly over the coast. UPVC double glazed and gas centrally heated, the property is really nicely presented throughout, and is sold with NO ONWARD CHAIN.





- **Lounge with Balcony**
- **Two Bedrooms**
- **Breakfast Kitchen**
- **Four piece Bathroom**
- **UPVC double glazing**
- **Gas Central Heating**
- **MAGNIFICENT SEA VIEWS**



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The Property Ombudsman



Communal Entrance: Security intercom.

Private Entrance.:

Hall: Built in cupboard, Security intercom, Loft access, Wood effect laminate flooring, Radiator.

Lounge: 14'5" x 10'10" (4.39 m x 3.30 m) Feature recessed remote electric fire, Coved ceiling, TV point, UPVC double glazed picture window and door to the balcony, Radiator.



Dining Kitchen: 8'10" x 8'6" (2.69 m x 2.59 m) Attractive wall and base cupboard units with complementary work surfaces and matching breakfast bar, Single drainer sink with mixer tap, Built in oven and hob, Plumbed for washing machine, Wood effect laminate flooring, Radiator.

Bedroom 1: 12'4" x 10'10" (3.76 m x 3.30 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 9'2" x 8'10" (2.79 m x 2.69 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bathroom: A lovely four piece bathroom comprising; Walk in shower, Panelled bath, Vanity wash basin, Two UPVC double glazed windows, Towel heater radiator.



Outside:

Gardens: Communal garden areas.

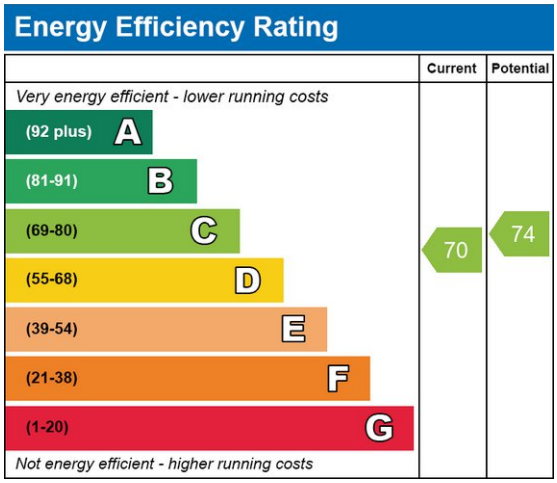
Parking: Residents' parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Service charge £100 pcm, Ground rent £5 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: () Band - B £1954.73 (2026/27)

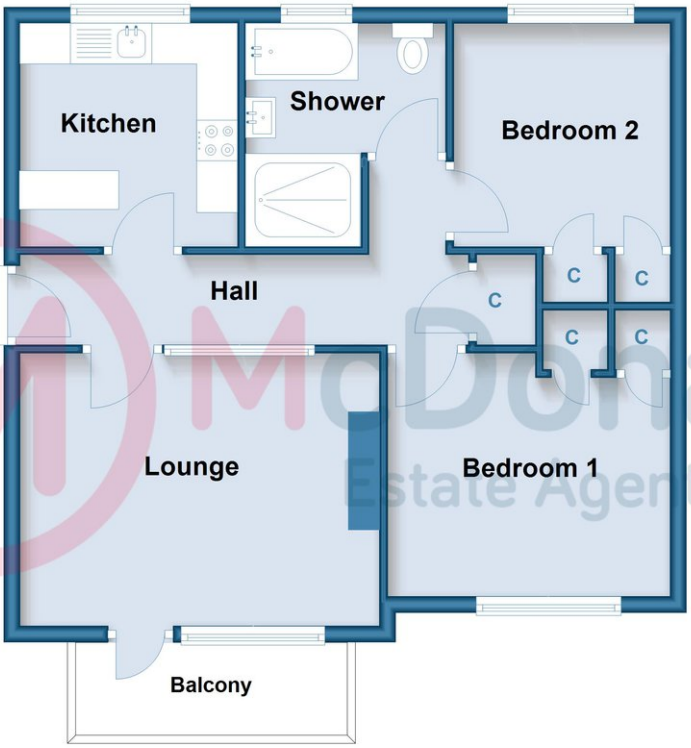
Directions: From our office travel along Red Bank Road towards the sea front turning left onto Queens Promenade, Queens Court is on the corner of Duchess Drive - the sixth turning on your left.



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.

Second Floor



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Plan produced using PlanUp.

Queens Court

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