



**Queens Promenade  
Bispham  
Blackpool  
Lancashire  
FY2**

**Offers In Excess Of £90,000**

**bettermove**

# Queens Promenade Blackpool

Bettermove are proud to present this 2 bedroom retirement flat in Bispham.

The property benefits from double glazing, and electric heating throughout, with residents parking available.

The council tax band is C.

This is a leasehold property with 99 years remaining on the lease; the ground rent is £450.00 per annum and the service charge is £4,591.42 per annum, both payments are paid half yearly.

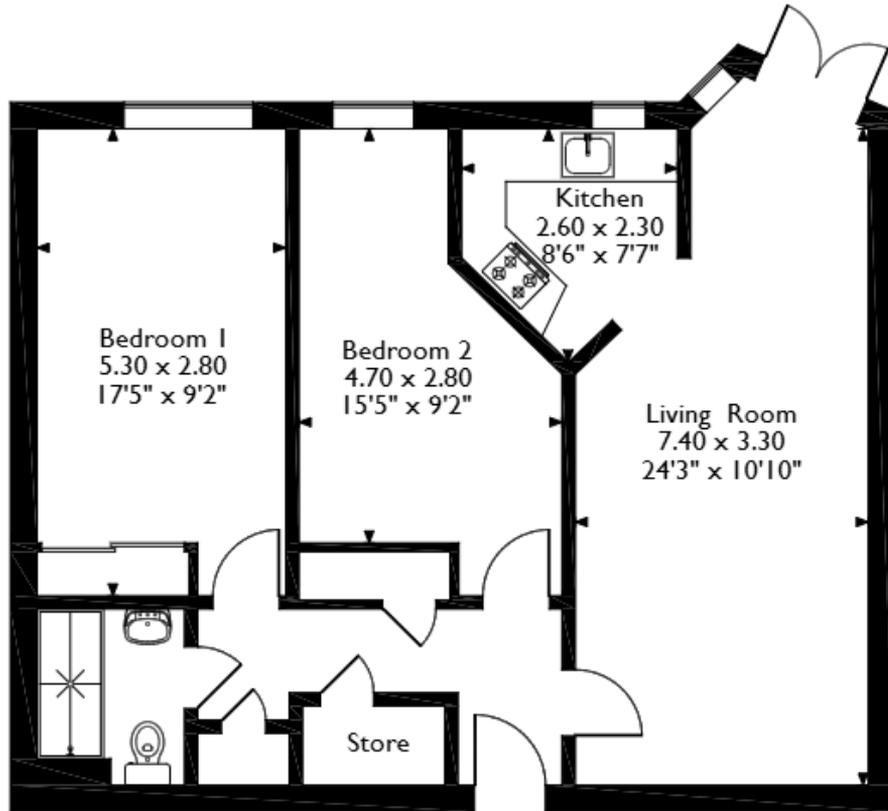
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, two double bedrooms, and a shower room. The property further boasts from a residents lounge, laundry room, and communal gardens, perfect for enjoying the summer months.

Located in the sought after village of Bispham, Blackpool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Blackpool North Train Station, a variety of local bus and tram routes, and quick access to the M55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Holroyd Court, Queens Promenade, Bispham, Blackpool  
 Approximate Gross Internal Area  
 70 Sq M/753 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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