



- Two Bedroom Ground Floor Sea-Front Maisonette
- Beautiful Open Plan Breakfast Kitchen
- Lounge Area with Access onto Sun Terrace with Sea Views
- Stunning Bathroom, Garage, No Chain

Hesketh Court , Queens Promenade, Bispham, FY2

Offers Over £120,000

IF YOU WANT MODERN OPEN PLAN LIVING ALONG WITH HAVING THE BEACH ON YOUR DOORSTEP THEN THIS IS THE APARTMENT IS THE ONE FOR YOU - SET OVER TWO FLOORS -WITH A SUPER-STYLISH FULLY FITTED BREAKFAST KITCHEN OPENING INTO A DINING AND LOUNGE AREA & SUN TERRACE WITH SEA VIEWS - TWO DOUBLE BEDROOMS & BEAUTIFUL THREE-PIECE BATHROOM - GARAGE

Property Description

ENTRANCE HALL

The flat is situated on the ground floor where a inner communal hall is on offer and gives access to this apartment and one other.

LOUNGE

15' 1" x 11' 11" (4.6m x 3.65m) A double glazed door provides access in and double glazed patio doors lead out onto the patio area. An oak staircase leads off up to the first floor, laminate flooring sweeps through to the kitchen dining area.

KITCHEN/DINER

15' 6" x 9' 11" (4.73m x 3.03m) The kitchen area has a range of high gloss fitted wall and base units with complimentary work surfaces, complete range of integrated appliances. Stainless steel 1.5 sink unit with mixer tap and drainer. Double glazed window to side, laminate flooring.

LANDING

Fitted carpet and built-in storage cupboard.

BEDROOM 1

12' 2" x 11' 11" (3.72m x 3.65m) Double glazed window to front with exceptional sea views, fitted carpet, radiator, storage cupboard and full range of fitted wardrobes.

BEDROOM 2

9' 11" x 8' 10" (3.03m x 2.7m) Double glazed window to side, fitted carpet, fitted wardrobes and radiator.

BATHROOM

6' 9" x 5' 9" (2.06m x 1.77m) A modern three-piece suite comprising of low level WC, vanity wash hand basin and panelled bath with shower overhead. Double glazed window to side, tiled walls.





GARAGE

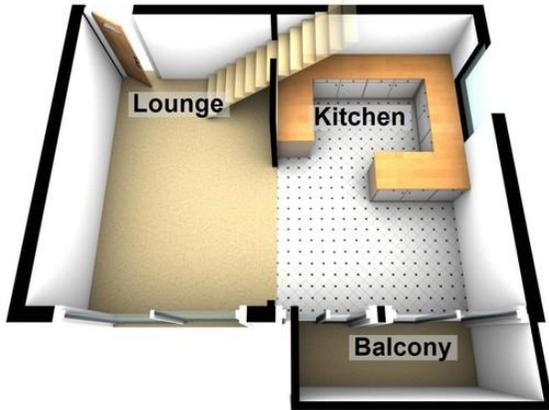
Located to the rear of the building and accessed via secure gate is a single garage with manual door.

ADDITIONAL INFORMATION

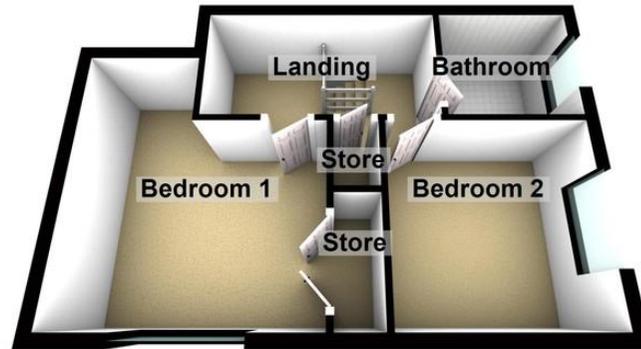
We have been informed by the owners that the lease is was originally for 999 years. The ground rent and maintenance charge is £60PCM



Second Floor



Third Floor



EPC TO FOLLOW.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements