



BEN ROSE

## Queens Promenade, Bispham, Blackpool

Offers Over £119,950

Ben Rose Estate Agents are pleased to present to the market this ground floor two-bedroom apartment situated on the seafront of Blackpool. The property is located just a short walk from the promenade as well as several supermarkets in the surrounding area.

Upon entering the apartment you are greeted by a long corridor that connects all the rooms. At the far right are two spacious double bedrooms. Both with large windows ensuring that lots of natural light can flood the rooms. The master boasts an integrated en-suite with a shower. Further down the hall you will find a small utility closed housing the boiler as well as room for a freestanding appliance such as a washing machine. Adjacent is the three-piece family bathroom with a large bath. Completing the home is the large open plan kitchen and lounge. The lounge has ample room to accommodate several sofas, chairs and dining table as well as balcony doors that open up to the personal balcony / decking area creating a bright and airy feel. The kitchen has ample worktop space as well as a bar / dining area. There is an induction hob, oven and double sink as well as room for freestanding appliances such as a fridge freezer.

Overall this apartment would make a great investment or home for someone looking for a property in the popular tourist area that is Blackpool.



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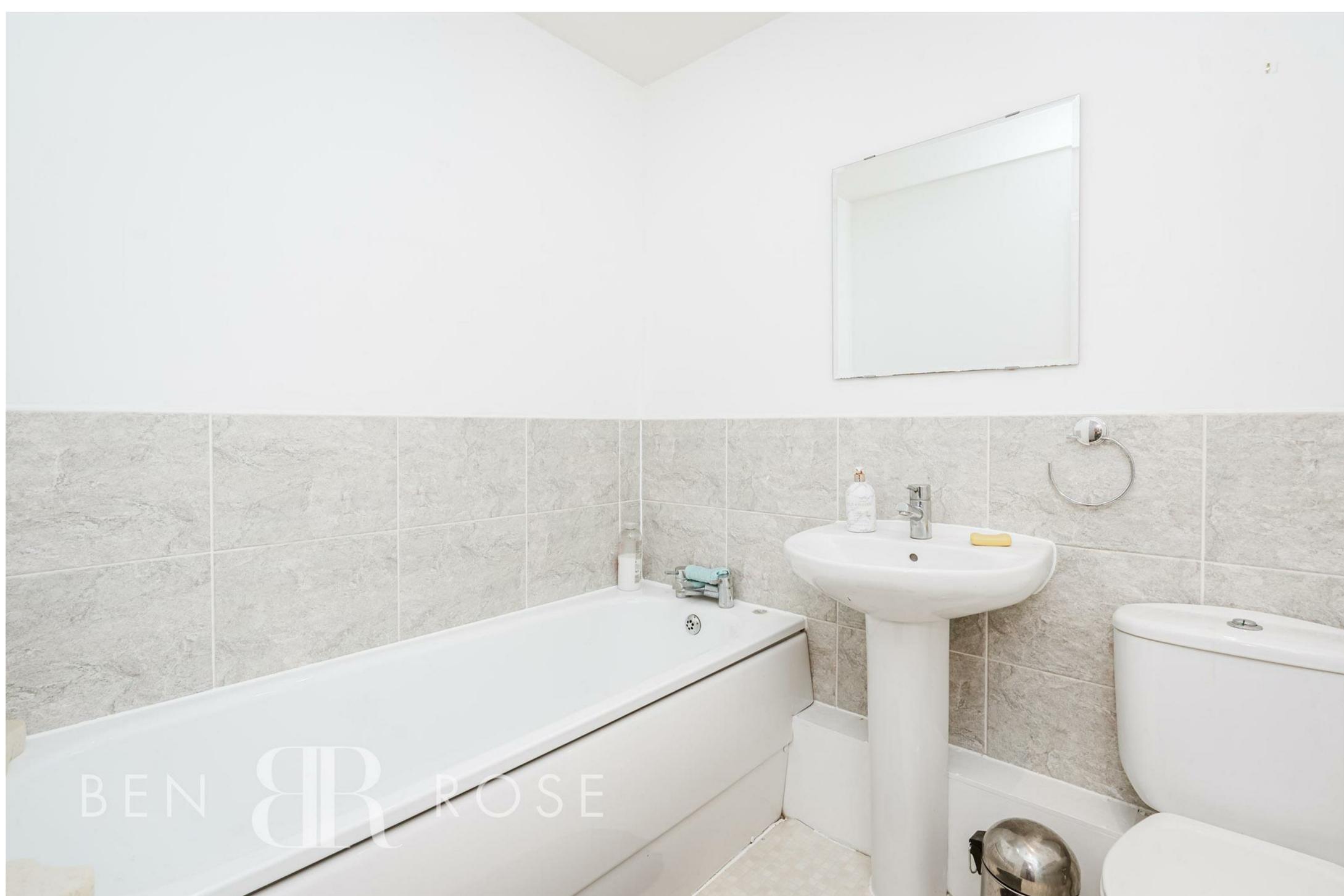


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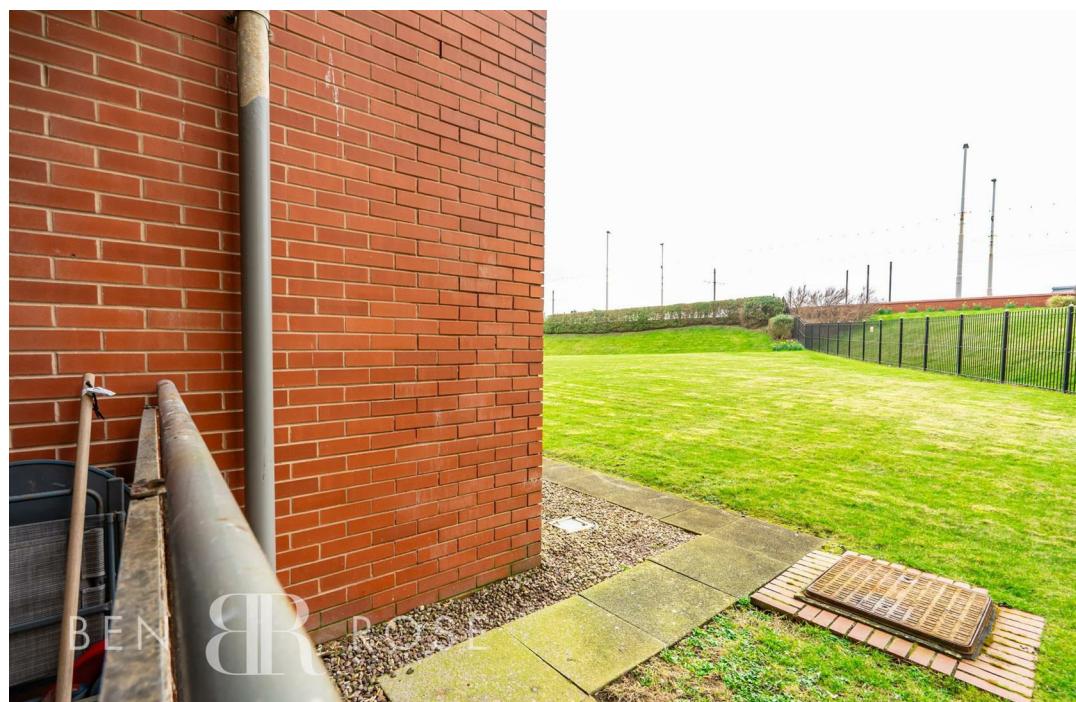
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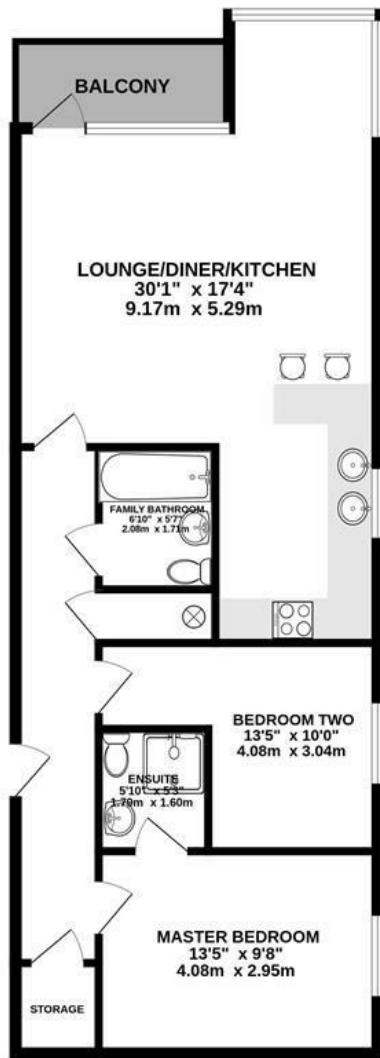






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GROUND FLOOR  
808 sq.ft. (75.0 sq.m.) approx.

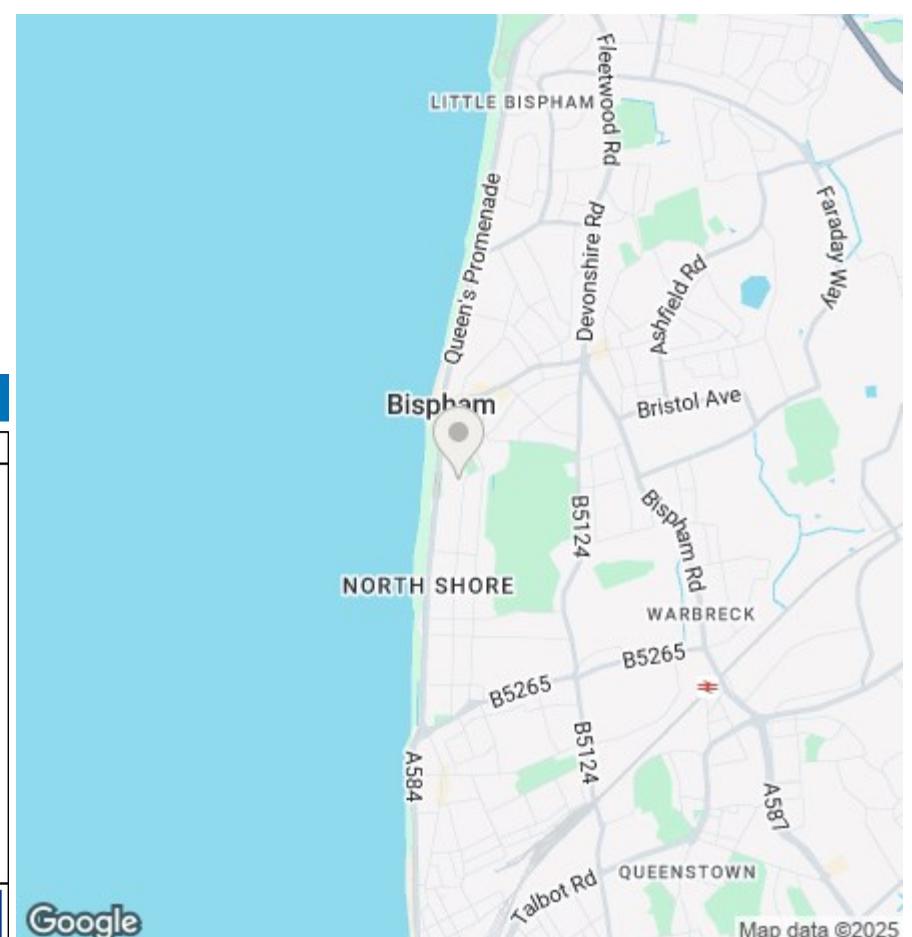


TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62025

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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