

68.2 sq.m. (734 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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**SOUTH PROMENADE, LYTHAM ST. ANNES  
FY8 1NW**

**ASKING PRICE £275,000**

- STUNNING VIEWS OVER THE BEACH & SEA FRONT - IMMACULATELY PRESENTED & SPACIOUS SECOND FLOOR PURPOSE BUILT APARTMENT WITH BALCONY
- SUPERB SEA FRONT LOCATION
- SUPERB SEA FRONT LOCATION - 2 BEDROOMS - LARGE LOUNGE - KITCHEN - 2 BATHROOMS
- ALLOCATED OFF ROAD PARKING AND VISITOR PARKING



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#### Communal Entrance

UPVC double glazed entrance door with windows to both sides leading into;

#### Communal Porch

Tiled flooring, letter boxes, door leading into;

#### Communal Hallway

Electric heater, lift and stairs leading to upper flooring.

#### Entrance to Apartment 12

Located on the second floor, door leading into;

#### Hallway

Intercom system, storage heater, built in cupboards with display shelves above, cupboard housing heating system, coving, wood effect laminate flooring, doors to the following rooms;

#### Bedroom One

14'2 x 11'1

Two sets of UPVC double glazed windows to rear, comprehensive range of fitted bedroom furniture comprising; wardrobes and chests of drawers, wood effect laminate flooring, storage heater, coving, door leading into;

#### En-Suite

7'3 x 4'9

UPVC double glazed opaque window to side, three piece white suite comprising; large shower cubicle with overhead electric shower, vanity wash hand basin, WC, clad walls, overhead electric Dimplex heater, shaver point, extractor fan.

#### Bedroom Two

9'3 x 7'6

UPVC double glazed window to rear, built in wardrobe with overhead storage cupboards, wood effect laminate flooring, storage heater.



#### Bathroom

9'9 x 6'1

UPVC double glazed opaque window to side, four piece white suite comprising; shower cubicle with overhead electric shower, bath, pedestal wash hand basin, WC, tiled flooring, half tiled walls, overhead electric Dimplex heater, heated towel rail, shaver point, extractor fan, recessed LED spotlights.

#### Lounge

18'11 x 11'7

Spacious reception room with two sets of UPVC double glazed windows to front providing stunning views over the beach and sea front, marble fireplace housing electric fire, wood effect laminate flooring, storage heater, television point, coving, UPVC double glazed door leading out to the balcony, open to;

#### Breakfast Kitchen

UPVC double glazed window to front providing stunning views over the beach and sea front, comprehensive range of contemporary fitted wall and base units with laminate work surfaces and under unit lighting, tiled to splash backs, range of integrated appliances including; fridge freezer, electric double oven, four ring induction hob with overhead illuminated extractor, washing machine, dishwasher, cupboard housing tumble dryer, one and a half bowl stainless steel sink and drainer, tiled flooring, space for table and chairs, recessed LED spotlights, overhead electric Dimplex heater, coving.

#### Balcony

Good sized balcony area with space for a table and chairs and providing stunning views over the beach and sea front.

#### Outside

Laid to lawn communal gardens with allocated car parking space within secure car park at the rear of the development. Allocated parking space plus visitor parking is also available.



#### Other Details

Tenure - Leasehold - 979 years remaining

Tax Band - E ( £2,547.00 )

Management Charges - £360.00 per quarter and is invoiced on the first days of January, April, July and October. Ground rent is included in the management charge.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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