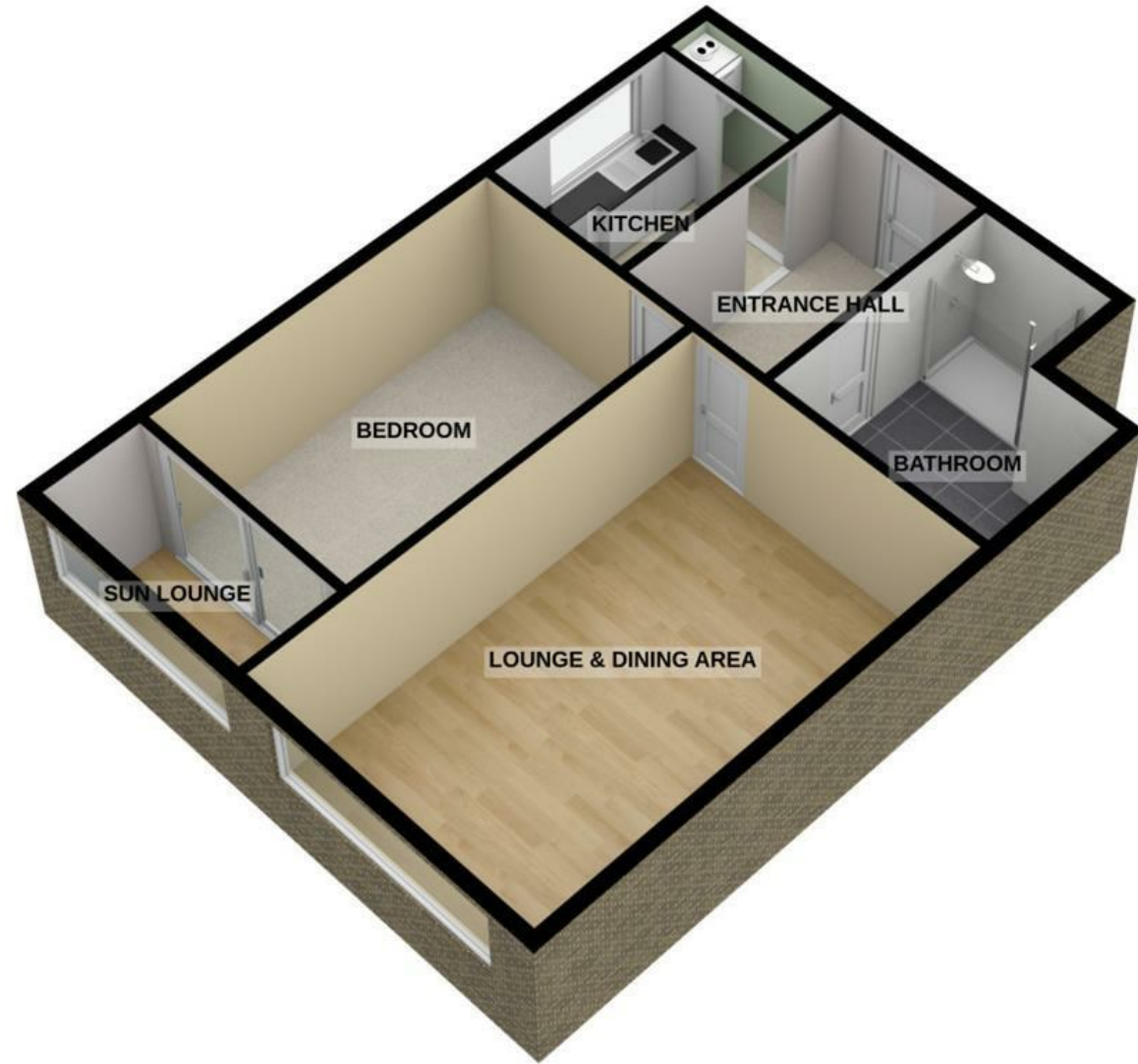


GROUND FLOOR  
64.8 sq.m. (698 sq.ft.) approx.



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

### NORTH PROMENADE, LYTHAM ST. ANNES FY8 2NH

OFFERS IN EXCESS OF  
£200,000

- TRULY STUNNING ONE BEDROOM GROUND FLOOR APARTMENT
- MODERNISED TO A HIGH STANDARD THROUGHOUT
- LOCATED ACROSS THE ROAD FROM THE BEACH & SEA FRONT
- OPEN PLAN LOUNGE/DINING AREA - 1 BEDROOM - CONTEMPORARY BATHROOM - SPACIOUS SUN LOUNGE - GARAGE



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com







### Communal Entrance

Double doors to side of property leading into communal hallway, security entry phone system, door on ground floor leading into Apartment 1;

### Private Entrance Hallway

10'11 x 6'4

A lovely welcoming entrance hallway with solid wooden doors leading off to the kitchen, bedroom, lounge and bathroom.

Hallway has the following: Entry phone, radiator, heating thermostat, cupboard providing storage, coving, skirting boards, curtains across entrance door, carpet.

### Kitchen

8'9 x 6'8

UPVC double glazed windows to the side, radiator, 'Logik' induction hob with extractor fan, integrated electric 'Neff' oven and grill, stainless steel sink with mixer tap, range of contemporary base units, 'Quartz' work surfaces, fridge freezer, dishwasher, washing machine, wall mounted mirrors, LED spotlights, storage space ideal for utensils and cook books, cupboard housing the boiler, wall mounted stand for microwave, blind across the windows.

### Bedroom

15'7 x 9'9

Comprehensive range of wardrobes and drawers, radiator, contemporary lighting, shelving, wall mounted mirror, coving, skirting boards, vinyl flooring.

UPVC double glazed doors leading to;

### Sun Lounge

9'8 x 4'5

UPVC double glazed windows to the front, wall mounted heater, cupboard providing storage, power points, wall mounted mirror, shelving, tiled flooring,



### Lounge

19'6 x 12'9

Spacious reception room with large UPVC double glazed windows to front elevation, double radiator, Karndean flooring, coving, telephone and television points.

### Dining area

11' x 9'4

Space for dining table and chairs, radiator, Karndean flooring, fitted cupboards, base unit, drawers and desk providing office space, coving, skirting boards.

### Bathroom

11' x 9'4

Large bathroom with contemporary two piece white suite comprising; WC and vanity wash hand basin with mirror, large mains powered step in shower, range of cupboards providing plenty of storage, chrome heated towel rail, tiled flooring, wall mounted mirror with under lighting, recessed spotlights, extractor fan.

### Outside

Landscaped communal gardens and parking space to the front. Spacious single brick garage with up and over door located to the rear.

### Other details

Leasehold - Residue of 999 years  
Council Tax Band C - £1,852.00 per annum  
Service Charge - £1,200.00 p/a (includes, general maintenance of communal areas, ground rent and building insurance).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	79
(69-80) C			
(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	

Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

