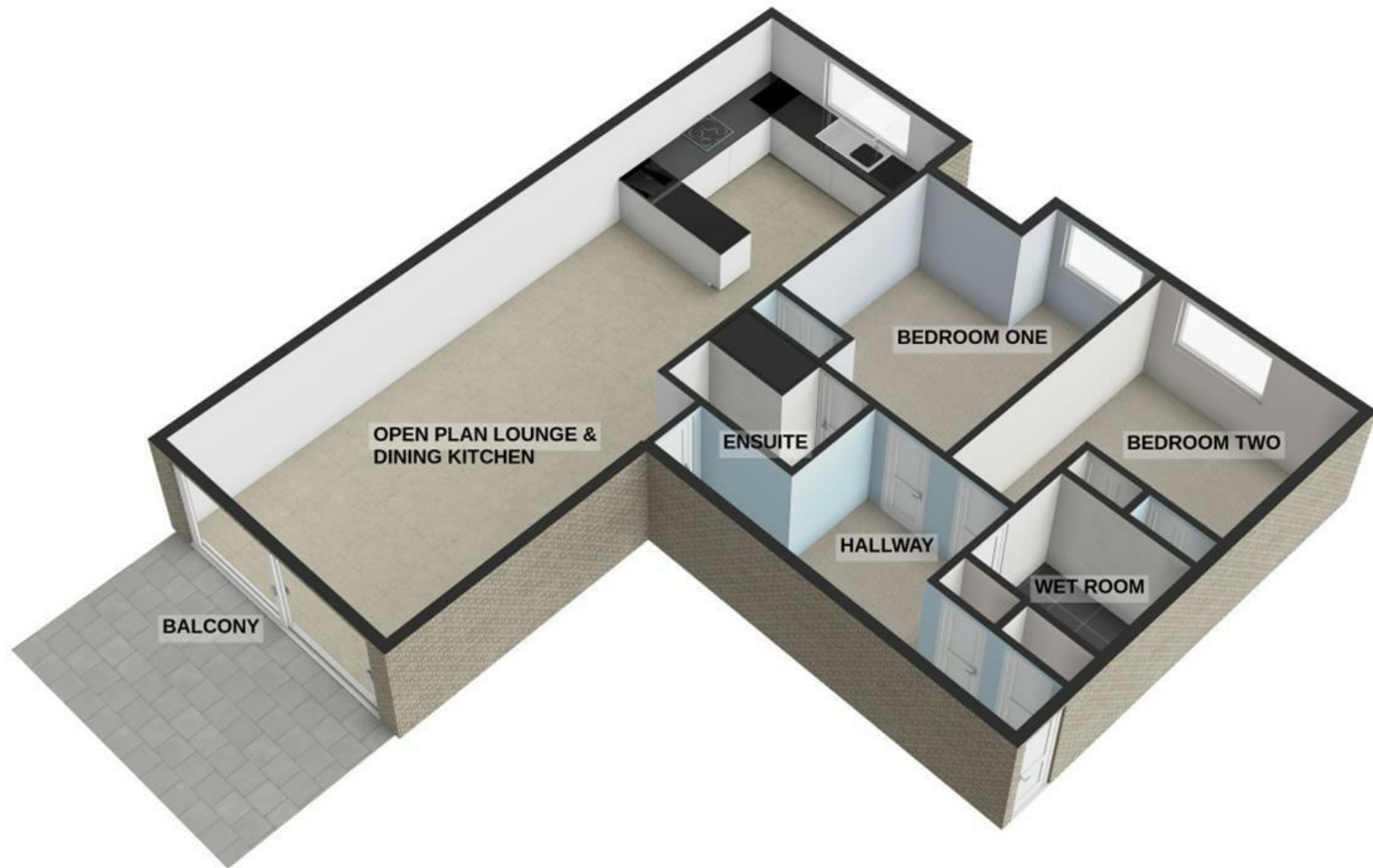


99.3 sq.m. (1069 sq.ft.) approx.



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 © 2023

NORTH PROMENADE, LYTHAM ST. ANNES FY8 2LZ

ASKING PRICE £270,000

- SPACIOUS ELEVATED GROUND FLOOR PURPOSE BUILT SEA FRONT APARTMENT
- 2 DOUBLE BEDROOMS - LARGE OPEN PLAN RECEPTION ROOM / DINING KITCHEN - WET ROOM - EN-SUITE

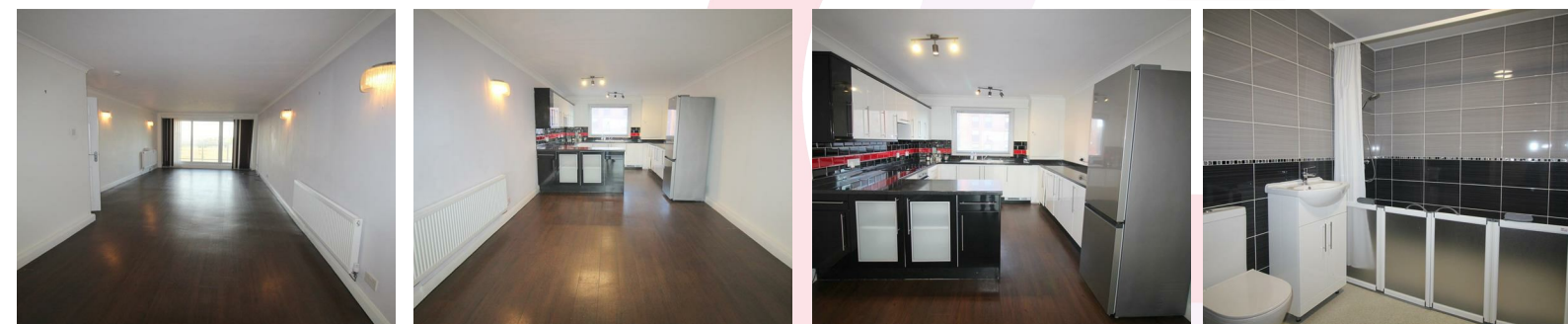
- SITUATED IN A PRIME ST ANNES LOCATION WITHIN METRES OF THE TOWN CENTRE
- LARGE BALCONY - OFF ROAD PARKING TO REAR - COMMUNAL GARDENS - EPC RATING: D



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

Steps lead up to covered external porch housing letterboxes and secure intercom entry system. Door leads into;

Communal Hallway

Stairs and lift to upper floors, both of which also provides access to the underground garage and rear access to the parking space.

Entrance to apartment 17

Solid timber door leading into;

Hallway

Radiator, entry phone, telephone point, inbuilt closet, inbuilt cupboard providing further storage space, wooden flooring, doors leading to the following rooms;

Wet Room

9'1 x 6'7

Two piece white suite comprising: WC and vanity wash hand basin, mains powered over head shower with walk in shower screen, electric shaver point, fully tiled walls, tiled flooring, extractor fan.

Bedroom Two

15'7 at widest point x 12'0

UPVC double glazed windows to the rear, radiator, two inbuilt wardrobes providing plentiful storage space, television point, skirting boards.

Bedroom One

15'3 at widest point x 12'0

UPVC double glazed windows to the rear, radiator, inbuilt wardrobe, television point, skirting boards, door leading into;

En-Suite

8'9 x 5'6 at widest point

Two piece white comprising: pedestal wash hand basin and WC, overhead mains powered shower with



chrome grab rails and shower tray, fully paneled walls, wall mounted mirror fronted cabinet, extractor fan, vinyl flooring.

Open plan lounge and Dining Kitchen

Lounge area: 21'10m x 14'1m

UPVC double glazed sliding door leading out on to the patio area, radiator, television and telephone points, wooden flooring, skirting boards.

Dining Kitchen: 21'8m x 11'1m

UPVC double glazed windows to the rear, radiator, ' Logik ' induction hob with overhead extractor fan, range of wall and base units, laminate work surfaces, integrated appliances include: ' Beko ' electric oven, ' Baumatic ' washing machine, ' Whirlpool ' washing machine, ' Baumatic ' dishwasher, space for a fridge freezer, cupboard housing ' Ideal ' boiler, part tiled walls, wooden flooring.

Balcony

13'2m x 8'8m

Elevated large dining balcony with views over St Annes front.

Outside

Beautifully kept laid to lawn communal garden areas to front and side with flower beds and borders which host a variety of plants, shrubs and bushes.

Other Details

Council Tax Band - F (£3,127.00 per annum)

Tenure: Leasehold

Maintenance charge: £2,000.00 approximately.

Ground rent: £27.50 per annum.

*** The doorways in the apartment have been widened to allow wheelchair access ***



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(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

