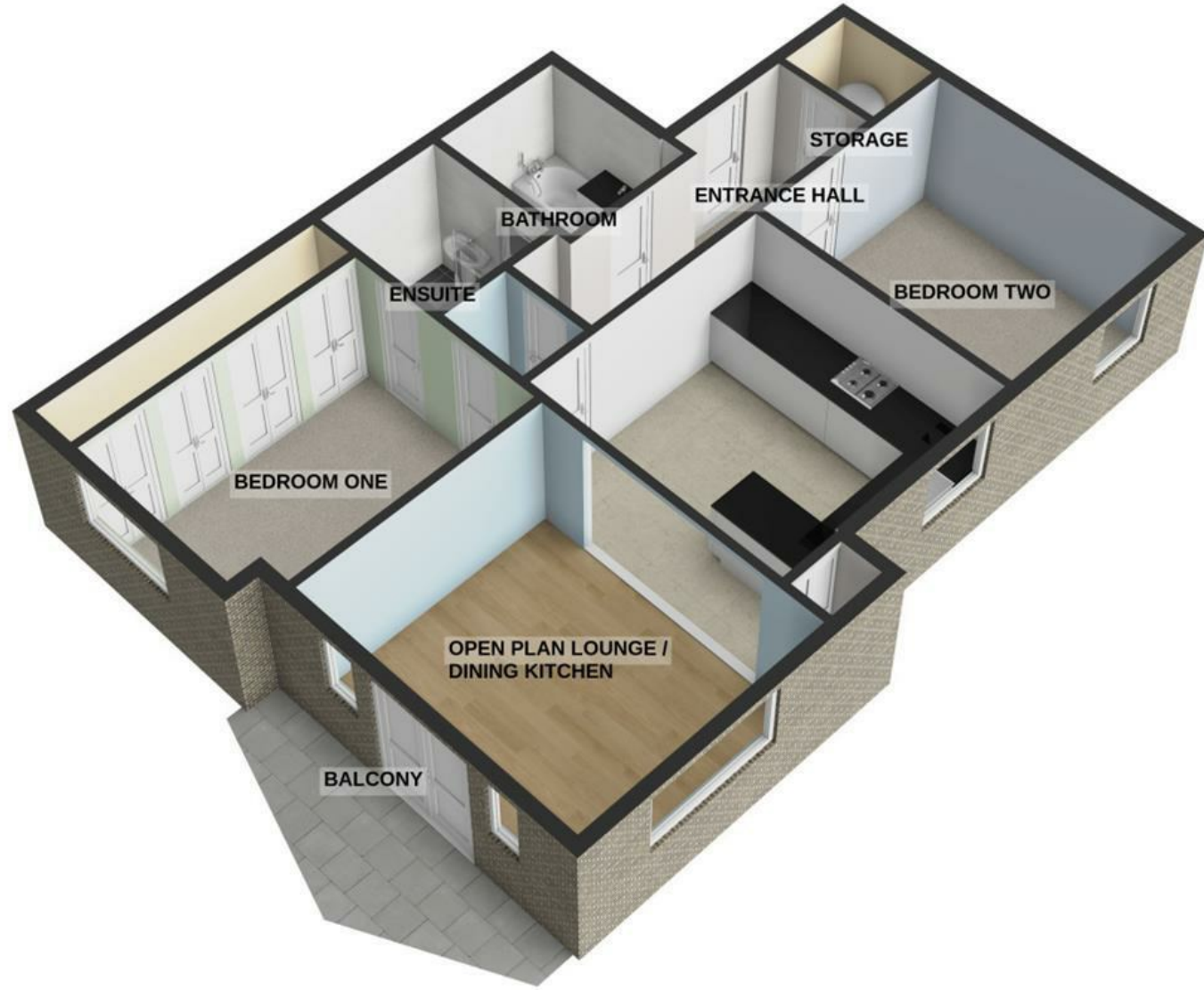


74.2 sq.m. (799 sq.ft.) approx.



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 © 2024

### 139 SOUTH PROMENADE, LYTHAM ST. ANNES FY8 1NG ASKING PRICE £279,950

- BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR PURPOSE BUILT APARTMENT SITUATED IN A HIGHLY SOUGHT AFTER LOCATION - OFFERED WITH NO CHAIN
- 2 DOUBLE BEDROOMS WITH AN EN-SUITE TO THE MASTER BEDROOM - OPEN PLAN LOUNGE AND DINING KITCHEN - CONTEMPORARY KITCHEN AND BATHROOM
- CONVENIENTLY LOCATED FOR FAIRHAVEN LAKE, ST ANNES TOWN CENTRE AND TRANSPORT LINKS WITH ST ANNES SEA FRONT A STONES THROUGH AWAY
- SPACIOUS BALCONY WITH FANTASTIC SEA VIEWS - SECURE AND ALLOCATED UNDERGROUND PARKING SPACE - VISITORS PARKING SPACE - COMMUNAL GARDENS - EPC RATING: C



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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#### Entrance

Secure communal door with intercom system leads into;

#### Entrance Hallway

Lift and stairs to all floors, doors to all ground floor apartments.

#### Second Floor

Solid timber door leads into;

#### Hallway

Cupboard housing the hot water cylinder, intercom system and doors to the following rooms;

#### Open Plan Lounge / Dining Kitchen

23'11 x 12'10

Individual measurements are:

Lounge - 12'9 x 11'3

Kitchen - 11'11 x 11'6

The lounge comprises of: UPVC french doors to the front leading to a large glass balustrade and chrome hand rail with open sea views, UPVC double glazed windows to the side providing further sea views, ' Air Master ' electric heater, television point, skirting boards.

The dining kitchen comprises of: UPVC double glazed window to the side, range of modern wall and base units, space for table and chairs, turned edge white granite effect work surfaces with incorporated one and half stainless steel sink and drainer, integrated appliances include: ' Hotpoint ' electric oven, 4 ring electric hob with illuminated extractor hood, microwave, fridge, freezer, ' Whirlpool ' dishwasher and washing machine; large storage cupboard.

#### Bedroom One

13' x 9'8

UPVC double glazed windows to the front, range of contemporary fitted wardrobes, ' Air Master ' electric heater, wooden flooring, skirting boards, door leading into;

#### En-Suite

6'4 x 5'11

Two piece white suite comprising of: WC and pedestal wash hand basin, mains powered shower in single glazed cubicle, extractor fan, wall mounted mirror, chrome towel holder, fully tiled walls, fully tiled flooring.

#### Bedroom Two

12'0 x 10'2

UPVC double glazed window to the side, ' Air Master ' electric heater, space for freestanding wardrobes, telephone point, skirting boards.

#### Bathroom

7'2 x 5'10

Three piece white suite comprising: WC, vanity wash hand basin with chrome mixer tap, bath with telephone style shower attachment, wall mounted illuminated mirror, towel rail, extractor fan, extractor fan, fully tiled walls, fully tiled flooring.

#### Outside

Electric up and over garage door leading to an underground car park. Well maintained communal garden areas to the front and side.

#### Other details

Council Tax Band - E

Tenure: Leasehold

Service charge: £1,729.00

Ground rent: £300.00

Years left on the lease: TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	

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