

94.3 sq.m. (1015 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

**NORTH PROMENADE, LYTHAM ST. ANNES
FY8 2LZ**

ASKING PRICE £230,000

- **** JUST REDUCED BY £20,000 ****SPACIOUS ELEVATED TWO BEDROOM GROUND FLOOR PURPOSE BUILT SEA FRONT APARTMENT WITH SEA VIEWS - OFFERED WITH NO CHAIN
- PRIME LOCATION WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE AND TRANSPORT LINKS
- 2 DOUBLE BEDROOMS - LARGE OPEN PLAN DINING LOUNGE - LARGE BALCONY - DINING KITCHEN - ALLOCATED PARKING SPACE - COMMUNAL GARDENS - ENERGY RATING - C
- BATHROOM - SEPARATE WC

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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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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.

Entrance to Flat 29

Solid timber door leads into;

Hallway

Spacious hallway with radiator and intercom, three storage cupboards with shelving, doors lead to the following rooms;

Open Plan Dining Lounge

20'6 x 19'4
UPVC double glazed doors leading out on the balcony, two radiators, electric fire in a wooden surround with tiled backdrop and hearth, television point, coving, skirting boards.

Dining Kitchen

16'3 x 7'9
UPVC double glazed windows to the front, good range of base units, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated electric ' Lamona ' induction hob and oven, ' Baxi ' boiler, space for a fridge freezer, plumbed for washing machine, breakfast bar, laminate flooring.

Bathroom

7'8 x 7'8 at widest point
Two piece green suite comprising; bath with grab rail and pedestal wash basin, mains powered shower in single glazed cubicle, radiator, extractor fan, chrome towel holder, fully tiled walls.

Separate WC

7'8 x 3'5 at widest point
Two piece grey suite comprising: WC and wall mounted wash hand basin, radiator, fully tiled walls, towel rail, skirting boards.

Bedroom One

15'7 x 10'6
UPVC double glazed windows to the rear, radiator, fitted wardrobe, skirting boards.

Bedroom Two

15'7 x 9'10
UPVC double glazed window to the rear, radiator, fitted wardrobe, telephone point, skirting boards.

Parking

Allocated parking to the rear of the building.

Other Details

Council Tax Band - E (£2,646.00 per annum)
Tenure: Leasehold
Maintenance charge: £3,553.68
Ground rent: £27.50 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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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