



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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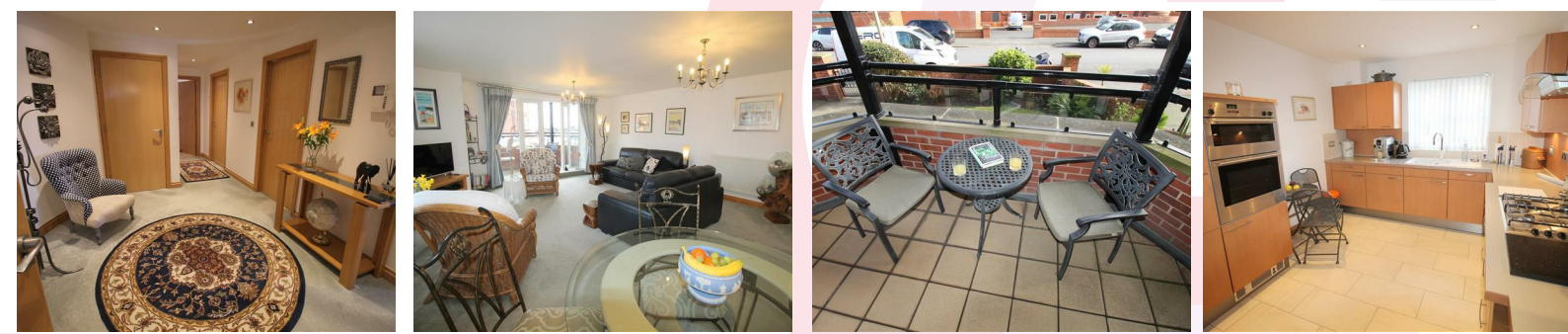


**73 SOUTH PROMENADE, LYTHAM ST. ANNES**      **ASKING PRICE £295,000**  
**FY8 1LZ**

- CHAIN FREE SPACIOUS ELEVATED GROUND FLOOR APARTMENT
- LARGE LOUNGE WITH DUAL ASPECT WINDOWS AND BALCONY - KITCHEN WITH INTEGRATED APPLIANCES
- SITUATED IN ARGUABLY THE MOST PRESTIGIOUS SEA FRONT APARTMENT BLOCK SITUATED CLOSE TO ALL AMENITIES & ST ANNES SQUARE
- TWO DOUBLE BEDROOMS - EN SUITE & BATHROOM - SECURE GATED PARKING SPACE - VISITOR PARKING

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  2  
  1  
  1  
  0  
 

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

Secure intercom entry system, communal porch with postboxes.

### Entrance to Apartment 1

Solid timber main entrance door leads into;

### Hallway

Spacious entrance hall, contemporary halogen spot lights, radiator, doors to;

### Cupboard

Housing hot water cylinder, and storage space for storage.

### Lounge

20'9 x 16'5 (at widest point)  
UPVC double glazed window to side elevation and French doors with surrounding windows to front elevation leading to balcony overlooking the sea front and South Promenade, three radiators, TV and telephone points, ample space for dining table and chairs.

### Balcony

South facing sheltered balcony with offering a great space for table and chairs.

### Kitchen

12'6 x 9'10  
UPVC double glazed window to side elevation, ceramic floor tiling, range of modern wall and base units with laminate work surfaces and splash back boarding, integrated appliances include: four ring gas hob with illuminated overhead extractor, double oven, large fridge, washer dryer, freezer, dishwasher and one and a half bowl sink and drainer; contemporary halogen spot lights, TV and telephone points, under-unit lighting.



### Bathroom

10'7 x 6'6  
Fully tiled floor and walls, contemporary halogen spot lights, three piece white suite comprising of bath with overhead chrome mains powered shower, wash hand basin and WC; ceiling mounted extractor fan, wall mounted towel radiator and small cupboard.

### Bedroom Two

12'6 x 9'3  
UPVC double glazed window to side elevation, TV and telephone points, radiator.

### Bedroom One

16'8 x 16'5 (at longest point)  
UPVC double glazed window to side elevation, TV and telephone points, fitted floor-to-ceiling wardrobes and dressing table with matching bedside units, two radiators, door to;

### En Suite

6'6 x 4'3  
Fully tiled floor and walls, three piece white suite comprising of step in fully tiled shower cubicle with chrome mains powered shower, wash hand basin and WC, ceiling mounted extractor fan, wall mounted towel radiator.

### Outside

The communal lawn gardens are well maintained and there is a designated parking space to the front of the building in a secure, gated car park.

There is also visitor parking

### Other Details

Council Tax band - E (2,672.45 per annum)  
Tenure - Leasehold - approx (£250 per annum)  
Management Charges - approx £2,300 per annum



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

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