



**NORTH PROMENADE, LYTHAM ST ANNES  
FY8 2NQ**

**ASKING PRICE £525,000**

- FABULOUS THREE BEDROOM APARTMENT SET WITHIN PRESTIGIOUS AND WELL SOUGHT AFTER DEVELOPMENT
- BOASTING SPECTACULAR PANORAMIC VIEWS ACROSS THE COASTLINE TOWARDS THE IRISH SEA
- CLOSE TO ST ANNES SHOPS, CAFES, RESTAURANTS AND TRANSPORT LINKS
- LARGE LOUNGE - DINING ROOM - BATHROOM - EN SUITE TO PRINCIPLE BEDROOM - UTILITY - 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.



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### Communal Entrance

Welcoming communal entrance with entry phone system, stairs and lift leading to:

### First Floor

#### Entrance Hall

Radiator, coving to ceiling, two built-in storage cupboards, radiator, intercom entry phone, double doors to:

#### Lounge

22'6 x 15'7 (into bay window)

Large UPVC double glazed bay window to front, radiator, telephone point, television point, coving to ceiling, electric fire with feature surround and marble inset and hearth, open to:

#### Dining Room

14'6 x 13'6

Radiator, telephone point, double glazed French doors to balcony with glass balustrade offering open sea views, coving to ceiling, door to:

#### Breakfast Kitchen

14'3 x 11'9

UPVC double glazed window to side, good range of wall and base units with black laminate work surfaces, tiled to splash backs, integrated appliances include; one and a half bowl stainless steel sink and drainer, 'Neff' double oven and grill, 'Neff' four ring electric hob with overhead illuminated extractor, 'Bosch' dishwasher, fridge and freezer, under unit lighting, radiator, cupboard housing boiler, recessed spotlights, tiled flooring, door to entrance hall.

#### Utility Room

7'7 x 4'9

Wall and base units with laminate work surfaces, stainless steel sink and drainer, plumbed for washing machine, tiled to splashbacks, shelving, consumer unit.



### Bedroom Three / Second Reception Room

14'3 x 12'6

UPVC double glazed window to side, coving to ceiling, wall mounted electric fire, television point, range of fitted wardrobes, radiator, coving to ceiling.

### Bathroom

9'5 x 6'7

UPVC double glazed opaque window to side, four piece suite comprising of; corner bath, shower cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, wall mounted illuminated mirror, extractor fan, tiled walls, recessed spotlights.

### Bedroom Two

14'5 x 13'7

UPVC double glazed window to rear, fitted wardrobes, radiator, television point, coving to ceiling.

### Bedroom One

15'9 x 13'6

UPVC double glazed window to rear, fitted wardrobes, radiator, television point, telephone point, coving to ceiling, door leads into;

### En Suite

7'9 x 6'

Three piece suite comprising of; shower cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, extractor fan, tiled walls, wall mounted illuminated mirror, recessed spotlights.

### Outside

Set in communal gardens. Private garage with electric up-and-over door.

### Other Details

Council Tax Band - F

Tenure - Leasehold

Management Fee - £4,274.00 per annum

Ground Rent - £200.00 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	