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**Penthouse, 28 Braxfield Court St. Annes Road West, Lytham
St. Annes FY8 1LO**

£695,000

A Stunning Coastal Penthouse Apartment With Panoramic Views Of The Fylde Coast. Three Bedrooms, Three Bathrooms, Spacious Living Rooms, Huge Wrap Around Roof Terrace With Sea Views, And Underground Parking. A Must See, Chain Free Property!



Hallway

A carpeted hallway lit by two skylights, one with a fitted blind. An electric radiator, and a intercom phone. Wall-mounted lights and spotlights. Door to a practical storage room.

Living Room

Step into a carpeted living room where natural light pours in through windows on the rear and side. Double French doors gracefully lead to a terrace at the front, creating a seamless connection between indoor and outdoor spaces, with surrounding views of the seafront and St Annes high street. Wall-mounted lights and spotlights, and an electric radiator. Also an electric fireplace with a marble surround, adding a touch of sophistication.

Kitchen

A modern fitted kitchen with tiled flooring and French doors opening to the terrace. White gloss wall and base units with chrome handles provide a sleek aesthetic, complemented by a quartz work surface and splash back. Siemens appliances, including an induction hob, oven, grill, microwave, and plate warmer. An Elica overhead extractor, and integrated features like the fridge freezer and a discreet cupboard housing electric meters and the fuse box add convenience.

WC

Fully tiled WC flooded with natural light from a skylight also with spotlights. Wash basin with a mixer tap, concealed cistern with a WC button flush. Fitted storage and an extractor fan complete the space.

Master Bedroom

Carpeted master bedroom featuring side French doors and a front window. Wall-mounted lights and spotlights create, and fitted wardrobes.

Ensuite

The fully tiled master en-suite, with a front obscured window, offers a spa-like experience with a Jacuzzi bath and mixer tap, a step-in shower with a seat and multiple heads, a bidet, and a vanity unit with a wash mixer tap. An illuminating mirror, WC with a button flush, chrome heated towel rail, and spotlights complete this sophisticated retreat.

Bedroom Two

Carpeted double bedroom with spotlights, an electric radiator, and a fitted bedroom suite complete with wardrobes and drawers.

Ensuite

Luxury fully tiled en-suite, mirroring the elegance of the first. Step in shower. Wall mounted wash basin with mixer tap. Wc with button flush. Chrome heated towel rail. An illuminating mirror, rear obscured window, and a Jacuzzi bath with a shower attachment elevate the experience.

Bedroom Three

Carpeted bedroom featuring a rear window, fitted bedside tables, and wardrobes. An electric radiator, and wall-mounted lights and spotlights. The en-suite, accessed through a discreet wardrobe door, offers a fully tiled retreat.

Ensuite

Fully tiled en-suite featuring a step-in shower with an electric Mira shower, a wall-mounted wash basin with a mixer tap, and a WC with a button flush. Spotlights, extractor fan, and a chrome heated towel rail.

Communal

Carpeted communal entrance with stairs to all floors, and a communal lift with private access to the penthouse.

Single Garage

Single garage with up and over door.

Additional Information

Tenure - Leasehold
Years Remaining - 798 years
Ground Rent -
Council Tax Band - F
Maintenance Fees - £3920 per annum

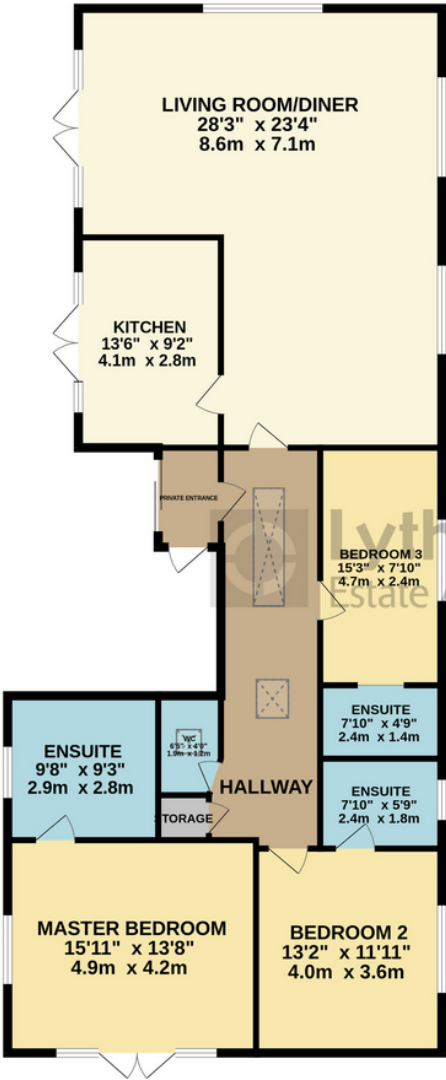
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Floor Plans

GROUND FLOOR
1552 sq.ft. (144.2 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

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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