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26 The Breakers Lytham Quays, Lytham, Lancashire FY8 5TO

**Offers In Excess
Of £610,000**

Coastal Luxury Awaits With This Spacious & Immaculate Three Bedroom Ground Floor Apartment On The Sought After 'The Breakers' Complex Within Lytham Quays. Estuary Views, Large Terrace, Underground Garage & Allocated Parking.



Entrance Hall

Wooden front door leads to a spacious entrance hall with intercom system, large storage cupboard, radiator, fixtures and Karndean flooring.

Living Room

An expansive living space with luxury vinyl tiled flooring. The room is flooded with light through two side facing double glazed windows with roller blinds, and a large bay to the rear with full length windows and french doors leading to the terrace with stunning Estuary views. Also featuring fitted roller blinds. Two radiators, central wall mounted electric fire, double doors leading to dining room.

Dining Room

Elegantly designed formal dining room with a large bay window with double glazed windows. With a set of french doors to the communal terrace. Finished with a radiator, light fixture, double doors connecting to the living room and a second door leading to the kitchen.

Kitchen

Newly fitted kitchen with gloss wall and base units with complimenting work surface, tiled flooring and a double glazed uPVC window with fitted night and day blinds. Integrated appliances include a fridge, wall mounted oven and microwave, dishwasher, wine fridge, four ring gas hob, and a single sink with drainer and mixer tap. Ample space for a breakfast table, a radiator and access into the utility room. Cupboard housing Baxi combi boiler.

Utility Room

Tiled flooring, base units housing an integrated freezer, space and plumbing for washing machine and tumble dryer.

Master Bedroom

Luxurious master suite complete with carpeted flooring, a large array of grey gloss fronted fitted wardrobes with inset media area. A large bay section with two uPVC double glazed windows boasting beautiful estuary views and fitted roller blinds.

Ensuite

Modern ensuite shower room with tiled flooring and walls, heated towel rail. Consisting of a large step in shower with glass screen, niche shelving and a rain head attachment. Vanity unit with two drawers and a wash basin with mixer tap. WC with button flush. And an illuminating mirror.

Bedroom Two

Double bedroom with carpeted flooring, a range of fitted wardrobes with mirrored sliding doors, a radiator and a double glazed uPVC window boasting estuary views and fitted Roman blinds.

Bedroom Three / Study

Currently utilised as a study but would also make a great third bedroom. With carpeted flooring, fitted office furniture including a desk and wardrobes, radiator and a double glazed uPVC window with fitted Roman blinds.

Bathroom

Three piece suite comprising of; a bath tub with a shower attachment and glass screen, vanity unit housing WC with button flush and concealed cistern, and a wash basin with chrome mixer tap. Finished with tiled flooring and partially tiled walls, radiator and an illuminating mirror.

Garage

Underground garage with up and over door. Power and lighting.

Additional Information

Two allocated parking spaces, visitor parking also available

Leasehold - 999 years from 2012

Ground rent - £300 per annum

Maintenance charge of £3,052 per annum

Maintenance covers building insurance, external painting, communal area painting, cleaning of communal areas, janitor, gardening of communal areas.

Council Tax Band F

Property Built 2011

Small dogs allowed

Boiler installed in 2011, serviced annually with new motherboard fitted two years ago

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Floor Plans

