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**Flat 6, Riversdale Lodge East Beach, Lytham St. Annes FY8
5HX**

£440,000

Delightful and spacious second-floor apartment, boasting panoramic views of Lytham Green and the estuary beyond.



Communal Entrance

Secure entry system, post and parcel boxes, and lift and stairs to all floors.

Entrance Hall

Coving, carpeted flooring, ceiling light, radiator and three useful storage cupboards. Intercom system. Doors leading to the following rooms:

Living/Dining Room

UPVC double glazed bay window to the front with window seat, offering fantastic views over the green and estuary. Feature fireplace housing electric fire. Coving, carpeted flooring, wall lights, radiators and TV aerial point.

Kitchen

UPVC double glazed window to the side. Range of fitted wall and base units with contrasting laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer with mixer tap. Space for large American style fridge freezer, further space and plumbing for washing machine and dishwasher. Integrated appliances include: Indesit oven, Hotpoint microwave, Indesit 4 ring gas hob and illuminated extractor above. Tiled splash backs, tile effect vinyl flooring, strip lighting, and wall mounted Worcester boiler.

Master Bedroom

UPVC double glazed bay window to the front with window seat, overlooking the picturesque green and estuary. Range of fitted furniture including wardrobes, drawers, bedside units and dressing table. TV aerial point, carpeted flooring, coving, ceiling light, and radiator. Door to:

En-Suite

Three piece white suite, comprising: step-in shower enclosure with sliding glass door, wall mounted chrome controls, handheld shower attachment on riser rail, and mobility aids; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted vanity cabinets with mirrors, ceiling light, extractor fan, chrome ladder style towel radiator and splash back panelling to shower.

Bedroom Two

UPVC double glazed window to the rear. Fitted wardrobes, coving, ceiling light, carpeted flooring, radiator and TV aerial point.

Bedroom Three/Office

Versatile third double bedroom, ideal as a bedroom or reception room. UPVC double glazed window to the rear. Fitted wardrobes, shelving, drawers and bedside unit. Coving, ceiling light, radiator, TV aerial point and carpeted flooring.

Shower Room

UPVC double glazed obscure window to the side. Three piece white suite, comprising: step-in shower enclosure with sliding glass door, wall mounted chrome controls, handheld shower attachment on riser rail, recessed shelving and mobility aids; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, shaver point, ceiling light, extractor fan, chrome ladder style towel radiator, and wall mounted illuminated mirror.

Garage

Single garage with electric up and over door. Power, lighting and shelving.

Additional information

Tenure - Leasehold for the remainder of 999 year lease.

Maintenance Charge (inclusive of ground rent) - £250 per month.

Council Tax 'Band F'.

Visitor parking available.

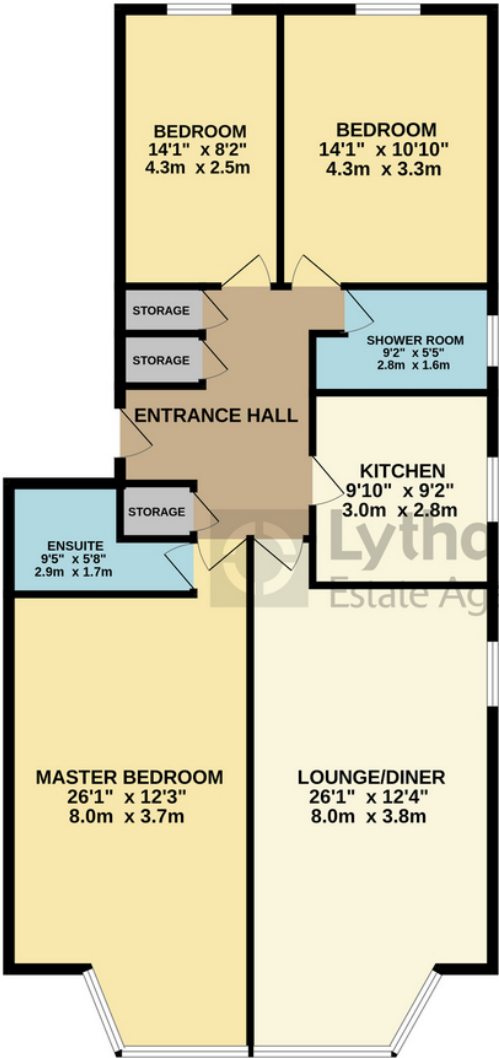
No lettings allowed.

Pets are permitted providing they are not a nuisance to other residents.



Floor Plans

GROUND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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