



**Lytham**  
Estate Agents

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**25 Estuary View Victory Boulevard, Lytham St. Annes FY8  
5TU**

**£490,000**

*Stunning second-floor apartment, just minutes from Lytham Town Centre, boasting  
breathtaking estuary views from its own private balcony!*



**Hallway**

Tiled flooring with underfloor heating, ceiling lights and useful storage cupboard housing boiler. Doors leading to the following rooms:

**Open Plan Living Dining Kitchen**

Range of fitted cream wall and base units with laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer with mixer tap. Matching island with dining table and space for six dining chairs. Integrated appliances include: AEG induction hob with extractor above, AEG oven, AEG microwave, fridge freezer, dishwasher and washing machine. Tiled flooring with underfloor heating, spot lighting and ceiling light. UPVC double glazed French doors lead onto private balcony with glass balustrade with stunning views of the estuary.

**Bedroom One**

UPVC double glazed window to the front, with fantastic estuary views. Range of fitted wardrobes with sliding doors, bedside tables and dressing table. Carpeted flooring with underfloor heating, ceiling light and downlighting over bed. Door to:

**En-Suite**

Three piece suite, comprising: panelled bath with glass shower screen, chrome mixer tap, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, spot lighting, extractor fan, large wall mounted mirror, shaver point, part tiled walls and tiled flooring with under flooring heating. Door to hallway.

**Bedroom Two**

UPVC double glazed window to the rear. Ceiling light and carpeted flooring with underfloor heating. Door to:

**En-Suite**

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: step-in shower enclosure with wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted wash hand basin and chrome mixer tap; and WC with push button flush. Tiled splashbacks, spot lighting, large wall mounted mirror, extractor fan, shaver point chrome ladder style towel radiator and tiled flooring with underfloor heating.

**External**

Enjoy a private southeast-facing balcony with stunning estuary views. The property also offers a single garage with an electric up-and-over door and a parking space in front. Additional conveniences include a communal secure bike store and designated bin storage.

**Additional Information**

Tenure - Leasehold  
Ground Rent - £225 per annum  
Maintenance Charge - £200 per month  
Council Tax Band - E

**Disclaimer**

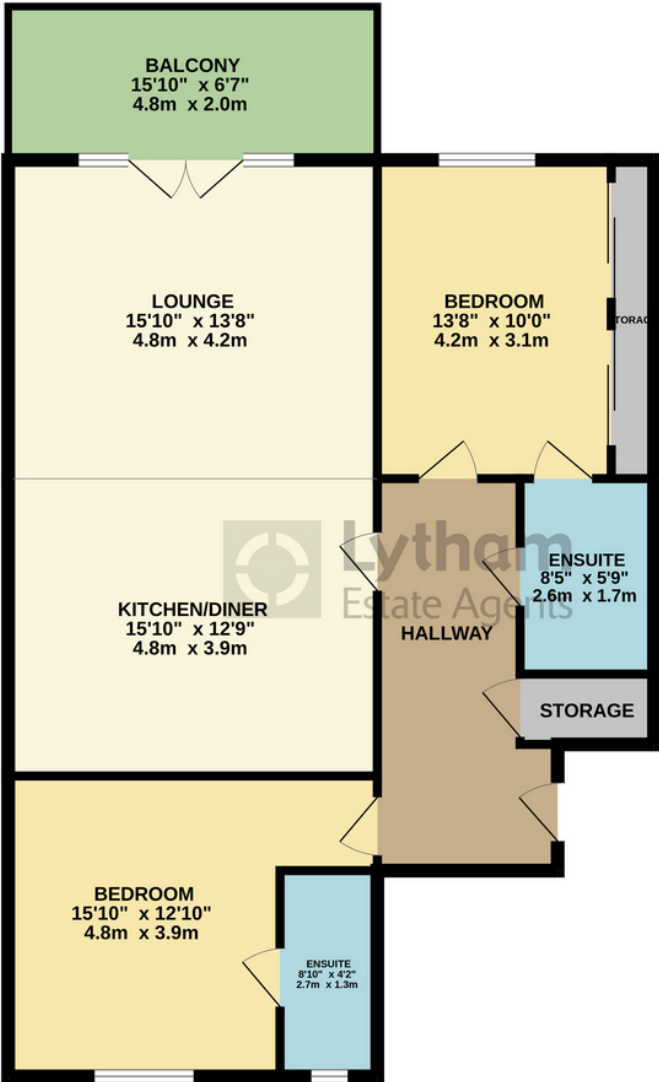
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Floor Plans

GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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