



**Lytham**  
Estate Agents

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**Flat 14, Barton Mansions, 66 North Promenade, Lytham St.**  
**Annes FY8 2NH**

**Guide Price**  
**£320,000**

*Chain Free Stunning Seafront Apartment with Spectacular Views – Ideal Coastal Retreat!*



**Entrance Hall**

Carpeted flooring, dado rail, coving, ceiling light, three useful cloaks/storage cupboards, one housing boiler and hot water cylinder. Radiator. Doors to:

**Lounge/Diner**

UPVC double glazed sliding patio doors to front, with stunning sea views, opening out to a large, mosaic tiled balcony with iron and glass balustrade. Carpeted flooring, TV aerial point, coving, dado rail, three radiators and fitted blind.

**Kitchen**

UPVC double glazed window to the rear, affording plenty of natural light, with far-reaching views of Pendle Hill. Brand new fitted wall and base units incorporating granite work surfaces. Neff integrated appliances include: induction hob, hide and slide oven/grill, fridge freezer. Laminate flooring, under mount 1 1/2 bowl stainless steel sink and mixer tap. Coving, ceiling light, glass splash back panel and radiator.

**Bedroom One**

UPVC double glazed picture window to the front with stunning sea views. Coving, ceiling light, carpeted flooring, radiator and built-in wardrobe.

**Bedroom Two**

Double bedroom featuring carpeted flooring, radiator, ceiling light, coving and built-in wardrobe. UPVC double glazed window to the front with stunning seaside views.

**Bedroom Three**

Double bedroom featuring carpeted flooring, ceiling light, coving, radiator and built-in wardrobe. UPVC double glazed window to the rear with views over Clifton Drive North and Pendle Hill in the distance.

**Shower Room**

Three piece white Villeroy & Boch suite. Comprising Huppe Designer Jette Joop step in shower enclosure (87cm x 113cm) with glass sliding door, wall mounted chrome controls, hand held shower attachment on riser rail and overhead rain shower; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Partial tiled walls, tile effect vinyl flooring, panelling to ceiling, ceiling light, contemporary chrome towel radiator, and wall mounted mirrored Keuco vanity cabinet

**WC**

Two piece white suite with Villeroy and Boch fixtures and accessories comprising; a wall mounted wash hand basin and chrome mixer tap; and WC with push button flush. Partial tiled walls, tile effect vinyl flooring, chrome ladder style towel radiator, extractor fan and ceiling light.

**Ground Floor Utility/Store Room** 3.06m x 3.73m

Fitted units with inset 1 1/2 bowl sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Power, lighting, plenty of storage space.

**Garage**

Large single garage with Up and over door to the side.

**External**

Attractive well maintained communal gardens and parking.

Useful store cupboard in the communal hallway.

**Additional Information**

Tenure - Leasehold

Length of Lease - remained of 998 year term

Maintenance Charge - £220 per month

Ground Rent - £15 per annum

Pets permitted (pets must not cause annoyance to other tenants)

No letting allowed

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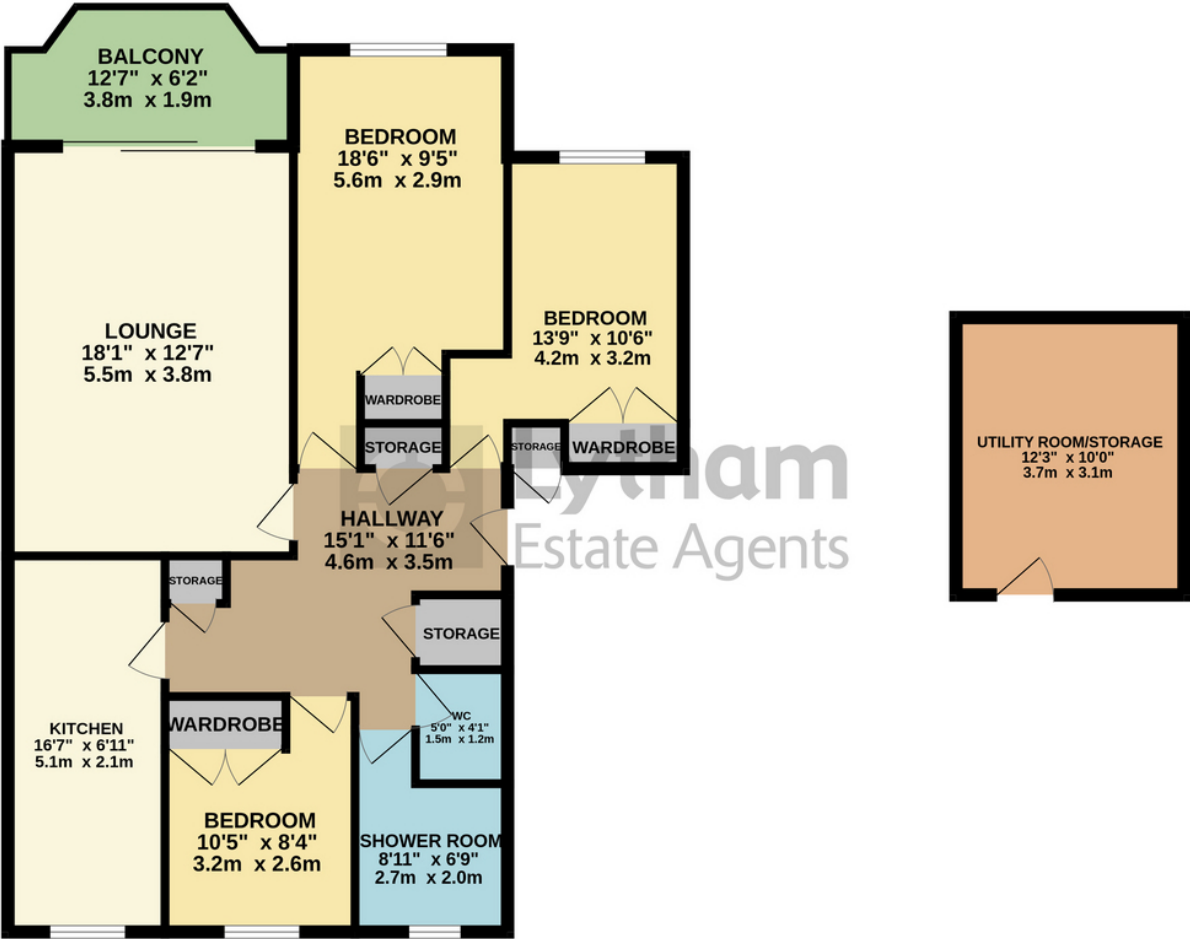
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Floor Plans

GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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