



**Lytham**  
Estate Agents

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**Flat 9, The Heritage Central Beach, Lytham St. Annes FY8  
5RS**

**£425,000**

*Charming 2-Bedroom Ground Floor Apartment With Stunning Views & No Forward Chain!*



**Hallway**

Coving, carpeted flooring, ceiling and wall lights, radiator and secure entry phone system. Doors leading to the following rooms:

**Cloakroom**

Spacious cloakroom with ample storage space, clothes rail and fitted shelving, wall light and tile effect vinyl flooring.

**Living Dining Room**

UPVC double glazed bay window to the front, with fantastic views across Lytham Green and the Ribble Estuary. Carpeted flooring, wall lights, ceiling light, TV aerial point, decorative coving and radiator.  
Door to:

**Kitchen**

UPVC double glazed window to the front, sharing the fantastic seafront views. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Beko oven/grill, Neff fridge freezer and Creda 4 ring electric hob with built-in extractor above. Freestanding appliances include Zanussi washer dryer, Bosch microwave and Miele dishwasher. Floor standing Worcester boiler. Laminate flooring, tiled splash backs, radiator and ceiling lights.

**Bedroom One**

UPVC double glazed window to the rear. Coving, radiator, TV aerial point, ceiling and wall lights. Freestanding wardrobes, dressing table and bedside units. Door to:

**En-Suite Wet Room**

Three piece suite comprising: wet room style shower with fold-out seat, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wall mounted mirrored vanity cabinet with light and shaver point. Tiled walls, non-slip flooring, panelling ceiling, spot lighting, extractor fan and chrome ladder style towel radiator.

**Bedroom Two**

UPVC double glazed window to the rear. Carpeted flooring, radiator, ceiling light and coving. Freestanding furniture available by further negotiation.

**Bathroom**

Three piece white suite, comprising: panelled bath with chrome mixer tap, glass shower screen, wall mounted thermostatic controls and fixed shower head; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ceiling light, extractor fan, wall mounted mirror, radiator and wall light with shaver point.

**External**

Attractive communal gardens to the front of the property, mostly laid to lawn with privacy hedging. Entrance to the rear, with paved courtyard area. Bin store.

**Parking**

Allocated parking space within the secure gated underground garage, with remote up and over door. Visitors parking also available.

**Additional Information**

Fully alarmed  
Secure communal entrance with fire doors and secure post boxes.  
Tenure – Leasehold  
Maintenance Charge - £2,300 per annum  
Council Tax Band - E

**Disclaimer**

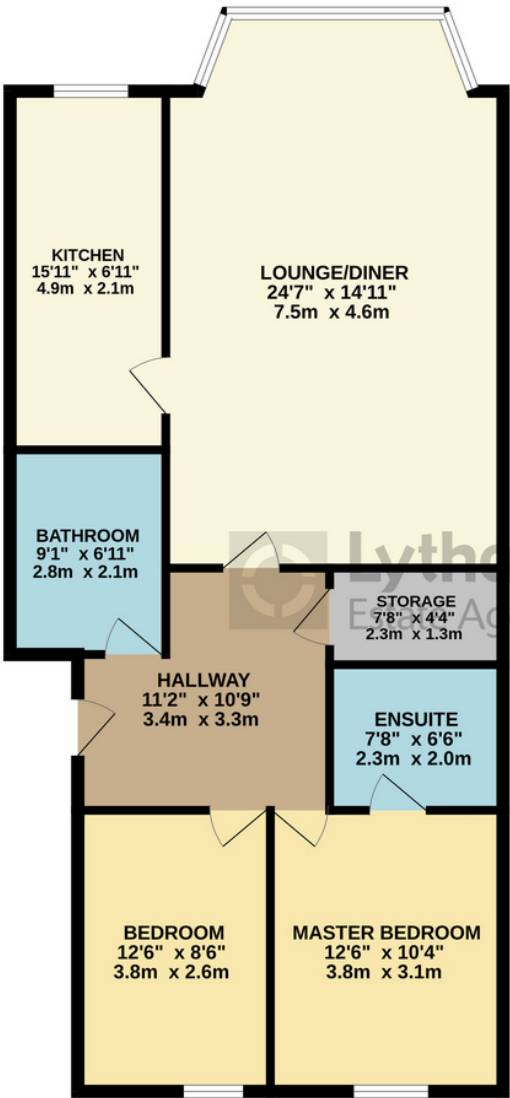
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Floor Plans

GROUND FLOOR  
950 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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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