



**Lytham**  
Estate Agents

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**31 Estuary View Victory Boulevard, Lytham FY8 5TU**

**£349,950**

*This superb two-bedroom apartment, bright and spacious, is located on the second floor of a desirable building on Lytham Quays.*



**Communal Entrance Hall**

Shared between four apartments. UPVC double glazed doors to the front and rear. Stairs to all floors.

**Private Entrance Hall**

Wooden door from the second floor communal landing. Loft hatch, laminate flooring and cupboard housing heating system for hot water and underfloor heating. Doors to the following rooms:

**Living Dining Kitchen**

UPVC double glazed sliding patio door to the front leading to Juliet balcony, offering views over the Ribble Estuary. UPVC double glazed window to the rear. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: AEG oven, microwave and four ring induction hob with illuminated extractor above and stainless steel splash back panel, Electrolux fridge freezer, dishwasher and washing machine. Spot lighting, laminate flooring, TV aerial point and telephone point. Secure entry phone system.

**Master Bedroom**

UPVC double glazed window to the rear. TV aerial point and fitted wardrobe with sliding doors. Door to:

**En-Suite**

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: step-in shower with glass sliding door, wall mounted chrome controls and handheld shower attachment with riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Built-in shelving, tiled splash backs, tiled flooring, wall mounted mirror, spot lighting, extractor and chrome towel radiator.

**Bedroom Two**

UPVC double glazed window to the front. TV aerial point and fitted wardrobe with sliding doors.

**Bathroom**

UPVC double glazed obscure window to the front. Three piece white suite, comprising: panelled bath with chrome mixer tap, wall mounted chrome controls, glass shower screen and handheld shower attachment with riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled splash backs, tiled flooring, wall mounted mirror, chrome towel radiator, spot lighting, extractor and shaver points.

**Additional Information**

- Allocated parking space
- Great sized bike storage unit
- Underfloor heating throughout
- Tenure - Leasehold
- Term - 250years from built (approx 2014)
- Maintenance Charges (including building insurance) - £1500 approximately
- Ground Rent £150 per annum
- Council Tax Band - D

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## Floor Plans



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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