



2 Gate House Mews Victory Boulevard

, Lytham St. Annes, FY8 5FW

Reduced To £170,000



A Fantastic Modern Built One Bedroom First Floor Apartment situated on a highly sought development within walking distance of Lytham Centre which offers lots of amenities and a bustling social scene. The accommodation comprises: Main entrance with staircase to the accommodation, Large Bright and airy Lounge with Fully Fitted Area including Integrated appliances, Master Bedroom with Fitted wardrobes and Three Piece White Bathroom Suite. Allocated Parking Space. No Chain, viewing is essential.



Entrance

Main Front Door. Stairs to the Living Accomodation. Central Heating Radiator.

Lounge Open Plan to Kitchen 19'34 x 25'30 x 16'11 (5.79m x 7.62m x 5.16m)

Five UPVC Double Glazed Windows and Two Central Heating Radiators. Carpeted Living Space open to the Fitted Kitchen. Modern High Gloss Fitted Wall and Base Units with Complimentary Work Surfaces and Splash Back. 11/2 Bowl Sink, Integrated Dishwasher and Washing Machine. Electric Oven, Microwave Oven and Induction Hob. Stainless Steel Filter Hood. Integrated Fridge/Freezer. Airing Cupboard Housing Boiler. High Gloss Flooring.

Master Bedroom 10,38 x 11'77 (3.05m, 11.58m x 3.35m)
UPVC Double Glazed Window and Central Heating Radiator.
Fitted Wardrobes with Sliding Door.

Bathroom

UPVC Double Glazed Window and Ladder Style Radiator. Three Piece Suite comprising of Panelled Bath with Shower and Screen, Wash Basin and WC. Fully Tiled walls and flooring.

External

Allocated private parking space.

Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3

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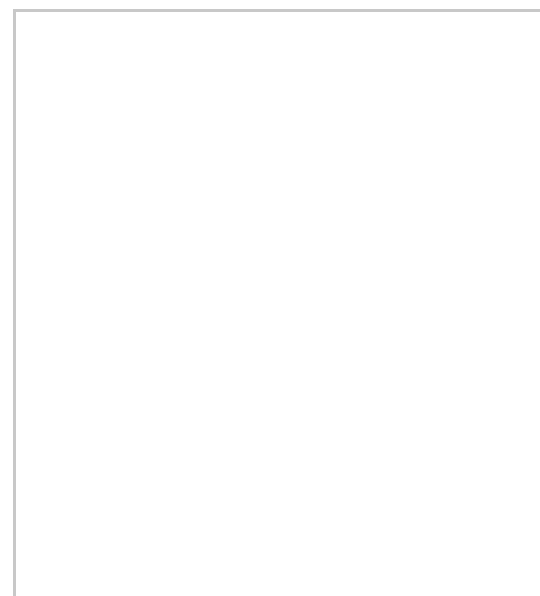
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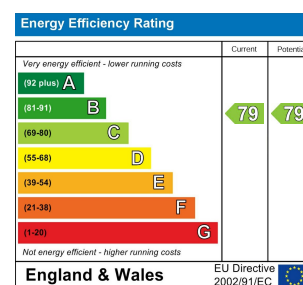
Area Map



Floor Plans



Energy Efficiency Graph



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