



2 Gate House Mews Victory Boulevard

, Lytham St. Annes, FY8 5FW

Offers Over £159,950



Nestled in the charming coastal town of Lytham St. Annes, this delightful apartment on Victory Boulevard offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-appointed bedroom, providing a serene retreat after a long day. The spacious reception room is perfect for relaxation or entertaining guests, creating a warm and inviting atmosphere. The apartment also boasts a modern bathroom, designed with both style and functionality in mind. With its thoughtful layout, this home maximises space and light, ensuring a pleasant living experience. Lytham St. Annes is renowned for its picturesque seafront, vibrant local shops, and excellent dining options, making it a desirable location for those seeking a lively yet tranquil lifestyle. The area is well-connected, offering easy access to nearby amenities and transport links, ensuring that everything you need is within reach. This apartment presents an excellent opportunity for anyone looking to embrace the coastal lifestyle in a welcoming community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming apartment your new home.



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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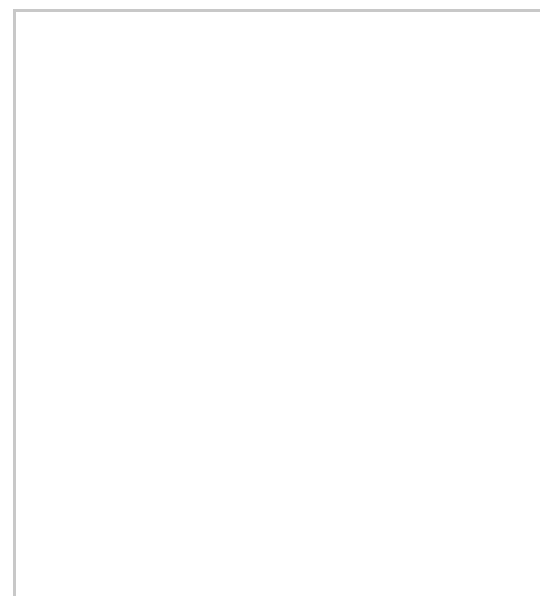
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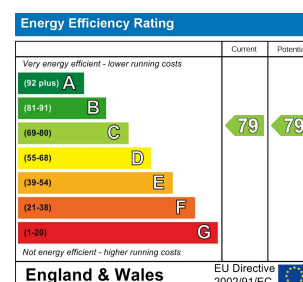
Area Map



Floor Plans



Energy Efficiency Graph



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